

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND NO/100TH (\$10,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JOHN F. MARCHMAN, AN UNMARRIED MAN, AND DONNA C. MARCHMAN, AN UNMARRIED WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto  
GARY B. WILSON AND WIFE, JO ELLEN WILSON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama to-wit:

Lot 1, according to the survey of Park Forest Subdivision - First Sector as recorded in Map Book 7, Page 155 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Molton, Allen & Williams, Inc. dated December 7, 1979, and recorded in Mortgage Book 399, Page 179, and transferred to Federal National Mortgage Association by Misc. Book 34, page 685, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: \_\_\_\_\_

GRANTEES' ADDRESS: 100 Forest Parkway, Montevallo, Alabama 35115

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 25TH day of JANUARY, 1984

WITNESS:

NOTARY PUBLIC  
SHELBY COUNTY, ALA.  
MY COM. EXPIRES 12-31-84

1984 JAN 31 PM 2:09

(Seal) 10.00  
1.50  
1.00  
12.50

JOHN F. MARCHMAN

DONNA C. MARCHMAN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that JOHN F. MARCHMAN, AN UNMARRIED MAN, AND DONNA C. MARCHMAN, AN UNMARRIED WOMAN whose name S ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance THEY HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25TH day of JANUARY, A. D. 1984