

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham AL

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Four Thousand Seven Hundred and 00/100 DOLLARS and the assumption of the mortgage recorded in Mortgage Book 372, Page 163 in the Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mark Hanna Filkins and wife, Carolyn A. Filkins, and Pamela E. Filkins, (herein referred to as grantors) do grant, bargain, sell and convey unto an unmarried woman

Gordon Hickam and Barbara S. Hickam (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 27, Township 19, Range 2 West, described as follows:

Begin at the Northeast corner of Lot 2, Block 3, of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, and run thence in an Easterly direction along the projection of the Northerly line of said Lot 2, Block 3, a distance of 200 feet; thence 90 deg. right, in a Southerly direction a distance of 210 feet; thence 90 deg. right in a Westerly direction a distance of 200 feet; thence 90 deg. right in a Northerly direction a distance of 210 feet to point of beginning.

Subject to current taxes, easements, restrictions, transmission line permits, and rights of way of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

\$ 10,700.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 1st day of February, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

Mark Hanna Filkins (Seal)
Mark Hanna Filkins

Carolyn A. Filkins (Seal)
Carolyn A. Filkins

Pamela E. Filkins (Seal)
Pamela E. Filkins

Deed Tax 24.00
Rec 2.00
Sub 1.00
27.00
General Acknowledgment

I, the undersigned, _____, a Notary Public in and for said County, in said State, hereby certify that Mark Hanna Filkins and wife, Carolyn A. Filkins, and Pamela E. Filkins, an unmarried woman whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, A.D., 1984