

SEND TAX NOTICE TO:

(Name) J. Randy Williams
5260 Willow Way
(Address) Birmingham, AL 35243

This instrument was prepared by

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(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
(Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY ONE THOUSAND AND NO/100----- (\$91,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ronald H. Anderson and wife, Chong U. Anderson

(herein referred to as grantors) do grant, bargain, sell and convey unto

J. Randy Williams and Ann W. LeMaster

(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 54, Block 1, according to the Survey of Sunny Meadows, as
recorded in Map Book 8, Page 18 A, B and C, in the Office of
the Judge of Probate of Shelby County, Alabama.

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

\$80,000.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 6th

day of February, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

Deed Tax 11.50
Rec 1.50
Ind 1.00
13.50
1984 FEB -8 AM 9:08 (Seal)
40114 H43-146
Frank K. Bynum (Seal)
JUDGE OF PROBATE

Ronald H. Anderson (Seal)
Chong U. Anderson (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned Frank K. Bynum, a Notary Public in and for said County, in said State,
hereby certify that Ronald H. Anderson and wife, Chong U. Anderson
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this

6th

day of

February

A. D., 19 84.

Notary Public.

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