

This instrument was prepared by

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

(Address) P. O. BOX 1007, ALABASTER, AL 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 TWENTY-ONE THOUSAND AND NO/100TH (\$21,000.00) DOLLARS

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

EMERY NORMAN ICARD AND WIFE, TOMMIE L. ICARD

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

RICHARD E. O'NEIL AND WIFE, MASAKO A. O'NEIL

(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 26 according to the survey of Dearing Downs, First Addition, as recorded in Map Book 6 page 141 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 January 3, 1979, and recorded in Mortgage Book 387, Page 88; which said mortgage was last assigned to First Atlanta Mortgage Corporation in Misc. Book 46, Page 589, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: 1340 Gran Crique Dr, Roswell, GA. 30075

GRANTEES' ADDRESS: 1338 WHIRLAWAY CIRCLE, HELENA, ALABAMA 35080

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 10TH day of FEBRUARY, 1984

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 FEB 14 AM 11:34

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Seal Tax - 21.00
150
100
23.50

Emery Norman Icard (Seal)
EMERY NORMAN ICARD

Tommie L. Icard (Seal)
TOMMIE L. ICARD

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that EMERY NORMAN ICARD AND WIFE, TOMMIE L. ICARD 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 10TH day of FEBRUARY, A. D., 1984