

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Frank A. Endress
17th Street and 3rd Avenue POB 209
(Address) Calera, Alabama 35040

This instrument was prepared by

383

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-13 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND EIGHT HUNDRED and No/100 (\$2,800.00) DOLLARS DOLLARS in hand paid and execution and delivery of the following described purchase money mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BILLY K. GRAHAM, JR. and wife, JOHNNIE F. GRAHAM,

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

FRANK A. ENDRESS and wife, TERESA ENDRESS,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lots 1 and 2 in Block 94, according to J. H. Dunstan's Map of Town of Calera, Alabama.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Taxes for 1984 and subsequent years, for which Grantees are solely responsible. 1984 taxes are a lien but not due and payable until October 1, 1984.

2. Restrictive covenants and conditions, and building set back line, as shown by instrument dated September 19, 1961 and recorded in Deed Book 217, at Page 360, in the Office of the Judge of Probate of Shelby County, Alabama.

3. Existing zoning classification and flood plain.

\$31,900.00 of the consideration for this deed is secured by a purchase money mortgage on the above described real estate from the Grantees to the Grantors, which was executed and delivered simultaneously 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. There is no warranty or representation as to the condition or quality of any improvement upon this real estate, or any part or portion of this real estate.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th

day of March, 1984.

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

1984 MAR -7 PM 3:01

Rec. 150
550 (Seal)

Billy K. Graham, Jr. (Seal)

J. H. Dunstan, Jr.
JUDGE OF PROBATE (Seal)

Johnnie F. Graham (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy K. Graham, Jr. and wife, Johnnie F. Graham, 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 7th day of March, A.D. 1984

Return to: Mr. + Mrs. Billy K. Graham, Jr., Rt 1, Box 781, Calera 35040