

This instrument was prepared by

538



(Name) Jon B. Terry
1813 Third Avenue, North
(Address) Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 and the assumption of a mortgage indebt- DOLLARS
edness in the amount of \$11,767.27
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

HOMER J. KARR and wife, HELEN M. KARR

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

DANNY H. KARR and wife, MICHELLE M. KARR

(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 69, according to the Survey of Deer Springs Estate,
First Addition, as recorded in Map Book 5, page 55, in
the Office of the Judge of Probate of Shelby County,
Alabama.

Mineral and mining rights excepted.

BOOK 353 PAGE 850

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 8th
day of March, 19 84

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

INSTRUMENT WAS FILED
See reg. 444-

1984 MAR -9 PM 3:36

(Seal)

(Seal)

(Seal)

Homer J. Karr

Helen M. Karr

Helen M. Karr

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Homer J. Karr and wife, Helen M. Karr
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 8th day of March, A. D., 1984

Form 31-A

BHAM Title

514 21st No

BHAM, ALA 35203

Notary Public.