

543
SEND TAX NOTICE TO:

(Name) Jack E. Cooley, Jr.
2240 Pup Run
(Address) Helena, Alabama 35080

This instrument was prepared by

(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 EIGHT THOUSAND TWO HUNDRED NINETY EIGHT & 93/100 (\$8,298.93) DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Andrew T. Cyganiewicz and wife, Kathy Cyganiewicz

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

Jack E. Cooley, Jr. and wife, Susan L. Cooley

(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 18, Block D, Fox Haven, First Sector, according
to the plat recorded in Map Book 7, Page 35, which
said map was amended in Map Book 7, Page 86, in the
Probate Office of Shelby County, Alabama.

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

As part of the consideration herein, the grantees agree to assume and pay
the unpaid balance of that certain mortgage to Johnson and Associates
Mortgage Company recorded in Mortgage Book 387, Page 750; and assigned to
Federal National Mortgage Association by instrument recorded in Misc. Book
29, Page 243, in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED *And tax 850*
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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 26th
day of September, 19 83.

WITNESS:

Barbara D. Morris (Seal)
(Seal)
(Seal)

Andrew T. Cyganiewicz (Seal)
Andrew T. Cyganiewicz (Seal)
Kathy Cyganiewicz (Seal)
Kathy Cyganiewicz (Seal)

STATE OF ~~ALABAMA~~ GEORGIA }
Cobb COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Andrew T. Cyganiewicz and wife, Kathy Cyganiewicz
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 26th day of September, A. D., 19 83.
My Commission Expires: 8-3-84
Barbara D. Morris (SEAL) Notary Public.