

This instrument was prepared by

1029

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, Al

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Three Thousand Five Hundred and 00/100 DOLLARS
and the assumption of the mortgage recorded in Mortgage Book 377, Page 81 in the
Probate Office of Shelby County, Alabama,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Carl A. Schaefer, Jr. and wife, Shari R. Schaefer
(herein referred to as grantors) do grant, bargain, sell and convey unto

David A. Everest and Brenda L. Everest
(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 95, according to the Survey of Dearing Downs, 1st Addition, as recorded
in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, restrictive covenants and
conditions, building set back line, and rights of way of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured
by the above mortgage.

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 other-
wise 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 16th
day of March, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Deed Tax 33.50
Rec 1.50
Fee 1.00
36.00
1984 MAR 20 AM 8:42

(Seal)
CLERK OF COURSE

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Carl A. Schaefer, Jr. and wife, Shari R. Schaefer
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 16th day of March, A.D., 19 84