

(Name) John C. Smith  
1241 Falling Star Lane  
 (Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Frank K. Bynum, Attorney  
2100 16th Avenue So.  
 (Address) Birmingham, Alabama 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 TEN THOUSAND ONE HUNDRED TWENTY FIVE AND 50/100 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,

Richard L. Pfeffer and wife, Betty Pfeffer

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

John C. Smith and wife, Betty J. Smith

(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 4, in Block 1, according to the Survey of Navajo Hills,

First Sector, as recorded in Map Book 5, Page 18, in the

Office of the Judge of Probate 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 Molton, Allen & Williams, Inc., as recorded in Mortgage Book 396, Page 572, and assigned to Federal National Mortgage Association by instrument recorded in Misc. Volume 33, Page 439.

\$7,500.00 of the purchase price recited above was paid from purchase money second mortgage loan closed 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.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 13th

day of March, 19 84

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

1984 MAR 23 PM 1:22

deed by 1050  
Rec 150  
Seal 100  
300

Richard L. Pfeffer (Seal)  
Betty Pfeffer (Seal)  
Betty Pfeffer (Seal)

STATE OF ~~ALABAMA~~ Georgia }  
WINNETT COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard L. Pfeffer and wife, Betty Pfeffer 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 13th day of March, A.D. 19 84

Diane B. Adams  
 Notary Public, Georgia, State at Large  
 My Commission Expires 11/20/88

BOOK 354 PAGE 224