

This instrument was prepared by

(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

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Six Thousand Three Hundred Forty Seven and 00/100 DOLLARS and the assumption of the mortgage recorded in Mortgage Book 414 page 850 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,

David Gary Borders and wife, Judy Jamison Borders  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Bruce E. Newbrough and Linda A. Newbrough  
(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 58, according to the survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7 Page 45 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, covenants, conditions, building setback lines, mineral and mining rights and rights of way of record.

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

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

1984 MAR 29 AM 9:09

*Thomas W. Newbrough*  
JUDGE OF PROBATE

*Deed 44-650*  
*150*  
*100*  
*900*

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 26th day of March, 1984

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*David Gary Borders* (Seal)  
David Gary Borders  
*Judy Jamison Borders* (Seal)  
Judy Jamison Borders

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Gary Borders and wife, Judy Jamison Borders 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 March, A. D., 1984

Form 31-A

✓ LAMAR HAM  
ATTORNEY AT LAW  
3512 OLD MONTGOMERY HWY,  
BIRMINGHAM ALABAMA 35202

*[Signature]*  
Notary Public.

My Commission Expires November 9, 1985

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