

42

(Name) Charles M. Rierson, Jr.

2817 Benton Street

(Address) Helena, AL 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 EIGHTY TWO THOUSAND AND NO/100 (\$82,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Larry Clayton and wife, Cathy G. Clayton

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

Charles M. Rierson, Jr. and wife, JoAnne S. Rierson

(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, Block 3, according to the Survey of Shelena Estates,

as recorded in Map Book 5, Page 25, 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.

\$65,600.00 of the purchase price recited above was paid from 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 30th

day of March, 19 84

WITNESS:

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

Deed TAX 16.50

Rec 1.50

Ind 1.00

19.00

1984 APR 2 AM 10:54

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned

hereby certify that William Larry Clayton and wife, Cathy G. Clayton a Notary Public in and for said County, in said State,

whose name s are signed to the foregoing conveyance, and who are known to me, and 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 30th

day of

March

A. D., 19

84.

Frank K. Bynum
Notary Public.

BOOK 354 PAGE 396