

This instrument was prepared by

411

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ELEVEN THOUSAND AND NO/100TH (\$11,000.00)-----DOLLARS

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

MARK E. GRIGSBY, A SINGLE MAN

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

SHELEY J. SHARP AND HUSBAND, HUGHES C. SHARP

(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 33, according to the survey of Park Forest Subdivision, First Sector, as recorded in Map Book 7, Page 155, in the office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Guaranty Savings and Loan as recorded in Mortgage Book 410, Page 519, and assigned to Central Bank of Birmingham in Mortgage Book 39, Page 896, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: _____

GRANTEES' ADDRESS: 119 FOREST PARKWAY, MONTEVALLO, ALABAMA 35115

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, I have hereunto set MY hand(s) and seal(s), this 6TH day of APRIL, 19 84

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

1984 APR -6 PM 1:49 (Seal)

Mark E. Grigsby (Seal)
MARK E. GRIGSBY

Judge of Probate (Seal)

STATE OF ALABAMA

SHELBY COUNTY

Deed TAX 11.00
Rec 1.50
Ins 1.00
13.50

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that MARK E. GRIGSBY, A SINGLE MAN whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance HE HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6TH day of APRIL, 19 84