

This instrument was prepared by

(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

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY FOUR THOUSAND SEVEN HUNDRED AND NO/100TH (\$24,700.00)----- DOLLARS

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

ROLAND C. CUZZORT AND WIFE, LUCILLE W. CUZZORT
(herein referred to as grantors) do grant, bargain, sell and convey unto

FRANCES C. WILLIAMS AND SON, JAMES F. WILLIAMS

(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 50-A of a Resurvey of Lots 46, 47, 50, and 51 of Second Sector, Portsouth, as recorded in Map Book 6, Page 80, in the office of the Judge of Probate in Shelby County, Alabama, except that part of said Lot 50-A more particularly described as follows: From the Southwest corner of said Lot 50-A, run Northeasterly along the common line between Lot 50-A and Lot 51 for a distance of 17.39 feet to the point of beginning; thence continue Northeasterly, along same course, for a distance of 34.68 feet; thence turn an angle right of 143 deg. 42' and run Southerly a distance of 22.55 feet; thence turn an angle right and run Southwesterly for a distance of 21.35 feet to the point of beginning. Situated in Shelby County, Alabama.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Jackson Company as recorded in Mortgage Book 405, Page 611, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: 1527 Dewberry Court, Port St. Lucie, Florida 33452

GRANTEES' ADDRESS: 1444 White Cap Circle, Alabaster, Alabama 35007

Subject to current taxes, easements and restrictions of record.

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

1984 APR -9 PM 12:53
JUDGE OF PROBATE

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 2nd day of April, 19 84

WITNESS:

Richard T. Fry (Seal)
Robert C. Fry (Seal)
____ (Seal)

Roland C. Cuzzort (Seal)
Lucille W. Cuzzort (Seal)
____ (Seal)

STATE OF ~~ALABAMA~~ FLORIDA

Martin COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ROLAND C. CUZZORT AND WIFE, LUCILLE W. CUZZORT 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 19 84