

SEND TAX NOTICE TO:

(Name) Ray L. Peacock, III

(Address) #3 Wade Drive  
Montevallo, Alabama 35115

This instrument was prepared by

1091

(Name) James O. Standridge

(Address) P. O. Box 562, Montevallo, Alabama 35115

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Two Thousand Five Hundred and no/100 DOLLARS

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

DAN L. HOWARD and wife, PATRICIA A. HOWARD

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

RAY L. PEACOCK, III and wife, ANDREA C. PEACOCK

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lots 3 & 4, Block 1, according to the Plat of Wilmont Gardens,  
as recorded in Map Book 4, Page 6, in the Probate Office of  
Shelby County, Alabama.  
Situated in Shelby County, Alabama.

A purchase money mortgage in the amount of \$38,500.00 has been executed  
simultaneously herewith to Molton, Allen & Williams.

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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 19th

day of April 19 84

WITNESS:

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

Deed TAX 4.00  
Deed 1.50  
Jud 1.00  
6.50

1984 APR 20 PM 1:28  
Seal No 447-332

Thomas P. Standridge, Jr.  
JUDGE OF PROBATE

Dan L. Howard  
Dan L. Howard  
Patricia A. Howard  
Patricia A. Howard

STATE OF ALABAMA

SHELBY

COUNTY

I, James O. Standridge, a Notary Public in and for said County, do hereby

hereby certify that Dan L. Howard and wife, Patricia A. Howard

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 19th day of April A. D. 19 84

My Commission Expires: 1986

Notary Public