



This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 1442 Montgomery Highway

SEND TAX NOTICE TO:

John M. West
1148 Dearing Downs Drive
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-One Thousand and no/100 DOLLARS

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

W. Thomas Hargrave and wife, Cynthia Diane Hargrave

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

John M. West and wife, Charlotte West

(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 40, according to Survey of DEARING DOWNS, THIRD ADDITION,
as recorded in Map Book 8, Page 15, in the Office of the Judge
of Probate of Shelby County, Alabama. Situated in Shelby County,
Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume
and promise to pay that certain mortgage to Molton, Allen & Williams,
Inc., recorded in Mortgage Book 415, Page 480, in said Probate Office,
according to the terms and conditions of said mortgage and the indebtedness
thereby secured.

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 (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless other-
wise 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 16th
day of April, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See entry 447-399
1984 APR 23 AM 11:09

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STATE OF ~~ALABAMA~~

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that W. Thomas Hargrave and wife, Cynthia Diane Hargrave
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 on
on the day the same bears date.

Given under my hand and official seal this 16th day of April

