

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 36206

Send tax notice to:
David R. Broderick
736 Dividing Ridge Drive
Hoover, AL

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred one thousand and no/100 (\$101,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lee Gargis and wife, Deborah S. Gargis

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

David R. Broderick and Deborah A. Broderick

(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 31 according to the survey of Riverchase West Dividing Ridge First Addition, as recorded in Map Book 7, page 3, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easements, sewer agreement and agreement with Alabama Power Company of record.

\$ 75,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 our 25th
April 19 84
 day of _____

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

~~STATEMENT WAS FILED~~ (Seal)

Rec 150

Ind 1.00 1024 APR 26 AM 10:14 (Seal)

28,50 (1004) 11/17 447-592

_____ (Seal)

STATE OF ALABAMA

JUDGE OF PEACE

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Lee Gargis and wife, Deborah S. Gargis 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April

Form 81-A

My Commission Expires 1/23/36