

This instrument was prepared by
(Name) Courtney H. Mason, Jr., P.A.
(Address) Alabaster, Alabama 35007



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy One Thousand Five Hundred and no/100th (\$71,500.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bill Junkins, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Eugene Littleton and wife, Cathy G. Littleton
(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 14, according to survey of Chaparral, First Sector, Phase I,
as recorded in Map Book 7 page 161, in the Probate Office 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.

\$53,500.00 of the above-recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS: _____

GRANTEES' ADDRESS: 2105 Chandawood Drive, Pelham, AL 35124

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 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, I have hereunto set my hand(s) and seal(s), this 30th
day of April, 1984

WITNESS:

Deed Tax 18.00
Rec 1.50
Ind 1.00
20.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 MAY -2 AM 8:37
see Mtg 447-835

Bill Junkins (Seal)
BILL JUNKINS
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

General Acknowledgment

The undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Bill Junkins, an unmarried 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 30th day of April, A. D., 1984

