

This instrument was prepared by

43



(Name) Courtney H. Mason, Jr.

(Address) 321 First Street North, Alabaster, Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of TWENTY-EIGHT THOUSAND SEVEN HUNDRED AND NO/100TH (\$28,700.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
William M. Crawford and wife, Linda Crawford

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

Billy Mitch Steadman and wife, Margaret H. Steadman

(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 45, according to the survey of Woodland Hills, First Phase, 4th Sector, as recorded in Map Book 6, Page 24, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Robinson Mortgage Company, Inc. as recorded in Volume 343, Page 142 in the Probate Office of Shelby County, Alabama, and assigned to Government National Mortgage Association in Volume 9, Page 735, and then assigned to Lomas Nettleton by Misc. Volume 24, Page 511, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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GRANTORS' ADDRESS: \_\_\_\_\_

GRANTEES' ADDRESS: 45 Maple Street, Maylene, Alabama 35114

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 30th day of April 19 84

WITNESS:

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

Deed Tax 29.00  
Rec 1.50  
Ind 1.00  
31.50  
1-30-1984 MAY -2 AM 8-45 (Seal)  
Judge of Probate (Seal)

William M. Crawford (Seal)  
William M. Crawford  
Linda Crawford (Seal)  
Linda Crawford (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M. Crawford and wife, Linda Crawford whose name s are 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 30th day of April 19 84