

SEND TAX NOTICE TO:

Mark S. Williams and

(Name) Sandra P. Williams

2608 Royal Circle

(Address) Helena Alabama 35080

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This instrument was prepared by

(Name) Charles A. J. Beavers, Jr.

813 Shades Creek Parkway

(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-seven Thousand Five Hundred and no/100 (\$97,500.00) DOLLARS

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

James R. Kilgore, IV and wife, Gwynn W. Kilgore,

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

Mark S. Williams and Sandra P. Williams

(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 28, according to the Survey of Royal Oaks, Second Sector, as recorded in Map Book 7, page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Current taxes.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Misc. Book 24, page 699.
4. Right-of-way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Deed Volume 313, page 625.

\$80,000.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

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 (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

Deed TAX 17.50 (Seal)

Rec 1.50 (Seal)

Ind 1.00 (Seal)

26.00 (Seal)

1984 MAY -3 AM 10:07 (Seal)

Seal Mtg 447-980 (Seal)

Seal (Seal)

Seal (Seal)

Seal (Seal)

Seal (Seal)

Seal (Seal)

Seal (Seal)

James R. Kilgore, IV (Seal)

Gwynn W. Kilgore (Seal)

Gwynn W. Kilgore (Seal)

Gwynn W. Kilgore (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Charles A. J. Beavers, Jr.

hereby certify that James R. Kilgore, IV and wife, Gwynn W. Kilgore,

whose name is are signed to the foregoing conveyance, and who are are

on this day, that, being informed of the contents of the conveyance they

on the day the same bears date.

Given under my hand and official seal this 30th

day of

April

