

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND NINE HUNDRED AND NO/100TH (\$12,900.00) DOLLARS

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

RANDY E. McGRAW AND WIFE, PEGGY McGRAW

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

ARLIE G. FORNER AND WIFE, ANGELA K. FORNER

(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 21, in Block 3, according to the map and survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to City Federal Savings and Loan Association, as recorded in Volume 371, Page 711, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$7,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS:

GRANTEES' ADDRESS: 219 Meadowgreen Drive, Montevallo, AL 35115

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 1ST day of MAY, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1984 MAY 3 PM 3:48

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that RANDY E. McGRAW AND WIFE, PEGGY McGRAW

whose names ARE signed to the foregoing conveyance, and who ARE known to me and 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 1ST day of MAY, 19 84

