

This instrument was prepared by

(Name) Loring S. Jones, III, Attorney at Law  
Suite 107 Colonial Center  
 (Address) 1009 Montgomery Hwy., South  
Vestavia Hills, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy One Thousand Nine Hundred Fifty and 67/100-----DOLLARS  
(\$71,950.67)

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

Edwin C. Riddle, Jr. and wife, Kaye Riddle

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

Robert J. Huff and Patricia A. Huff

(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 62, according to the Survey of Kingwood, First Addition as recorded in Map Book 6, page 90 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and current year Ad Valorem taxes.

The above-recited consideration includes the assumption of that certain mortgage given by Edwin C. Riddle, Jr. to Engel Mortgage Company, Inc. as recorded in Volume 363, page 564 and having a current principal balance of \$41,950.67. ✓

✓ \$7,080.29 of the above-recited purchase price was paid from a second mortgage loan closed simultaneously herewith.

Addresses:

Grantors  
 2232 Rock Creek Trail  
 Birmingham, Al 35226

Grantees  
 1616 King Charles Court  
 Alabaster, Al 35007

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 4th day of May, 1984

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

1984 MAY -8 AM 8:52

See Map 448-220  
Thomas R. Johnson, Jr.  
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Deed tax - 23.00  
Rec 1.50  
Ind 1.00  
25-50  
Edwin C. Riddle, Jr. (Seal)  
Kaye Riddle (Seal)  
Kaye Riddle (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwin C. Riddle, Jr. and wife, Kaye Riddle whose name 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 4th day of May, A. D., 1984

Form 31-A

WALLIS S. JONES  
 ATTORNEY AT LAW  
 SUITE 107, COLONIAL CENTER  
 1009 MONTGOMERY HWY. SO.  
 VESTAVIA HILLS, AL 35216

My Commission Expires September 11, 1986

Notary Public