

SEND TAX NOTICE TO:

(Name) David String

(Address) 1122 Dearing Downs Dr.
Helena, Al. 35080

This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney
1329 Brown Marx Tower
(Address) Birmingham, Al. 35203

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-seven thousand and no/100 (\$77,000.00) DOLLARS

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

Charles E. Walters, III and his wife, Suzanne H. Walters
(herein referred to as grantors) do grant, bargain, sell and convey unto

David H. String and Karen R. String

(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 12, according to the survey of Dearing Downs, as recorded in Map Book 6, page 136, in the Probate Office of Shelby County, Alabama. There is excepted from said Lot 12, the following described portion: Commence at the Southwest corner of said Lot 12; thence run in a northerly direction along the west property line of said Lot 12 a distance of 38.2 feet to the point of beginning; thence continue along last described course a distance of 35.5 feet; thence 90 degrees right in an easterly direction a distance of 5.0 feet; thence 98 degrees 01 minute 15 seconds right in a southwesterly direction a distance of 35.85 feet to the point of beginning.

Subject to: All easements, restrictions and rights of way of record.

\$73,150.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 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

day of May, 1984.

WITNESS:

David TAX 4.00
Rec 1.50
Sub 1.00
6.50

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTR.

1984 MAY 15 PM 12:46

See My 448-671 (Seal)

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF THE COURT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Walters, III and his wife, Suzanne H. Walters whose name s 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

10 day of

May, A. D., 1984

Notary Public