

1105

SEND TAX NOTICE TO:

(Name) Adrian N. Drapkin
28 Vine Street
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
(Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY EIGHT THOUSAND AND NO/100-----(\$28,000 00)-----DOLLARS

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

Sarah Cook Henderson Withers and husband, Samuel Withers

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

Adrian N. Drapkin and wife, Sheilda M. Drapkin

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Part of Lot 25, Block 17 of the original plan of Montevallo situated in Section 21, Township 22 South, Range 3 West, described as follows: Begin at the NE corner of Block 17 and go southerly along the right of way of Vine Street 99.71 feet; thence westerly and parallel to Valley Street 76.25 feet; thence northerly and parallel to Vine Street 99.71 feet to the right of way of Valley Street; thence easterly along said right of way 76.25 feet to point of beginning.

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

\$22,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

Sarah Cook Henderson Withers is one and the same as Sarah Cook Henderson, sole devisee under the Will of Kate Griffin Cook, as recorded in Will Book 18, Page 104.

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 2 day of May, 1984

WITNESS:

Sarah Cook Henderson Withers (Seal)
Samuel Withers (Seal)
1984 MAY 22 PM 2:00
JUDGE JUDGE DATE

STATE OF Alabama COUNTY Shelby }
I, Frank K. Bynum, a Notary Public in and for said County, in said State,

hereby certify that Sarah Cook Henderson Withers and husband, Samuel Withers whose name Sarah 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 was dated.

Given under my hand and seal this 2 day of May, A. D., 1984
My Commis Expires 12/14/87

(SEAL)