

(Name) Curt W. and Susan N. Fochtman(Address) 4926 Caldwell Mill Lane  
Birmingham, Alabama 35243

This instrument was prepared by

(Name) James B. Morton  
1716 14th Avenue South  
(Address) Birmingham, Alabama 35205

Form 1-1-5 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,

(73,298.34)

That in consideration of Seventy Three Thousand Two Hundred Ninety Eight and 34/100----- DOLLARS

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

Gary R. Mullins, an unmarried man

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

Curt W. Fochtman and wife, Susan N. Fochtman

(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 17, according to the Survey of Old Mill Trace, as recorded in Map Book 7, Page 99-A and B, in the Probate Office of Shelby County, Alabama.

Part of the consideration for the transfer of this mortgage is the assumption of a mortgage made by the seller to Engel Mortgage Company, Inc., that mortgage balance being \$65,298.34, recorded in Mortgage Book 410, Page 568, transferred and assigned to the First National Bank of Birmingham, our instrument recorded in misc. Book 40, Page 528 and further transferred and assigned to Federal National Mortgage Association, recorded in misc. Book 40, Page 529 in the office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 MAY 23 AM 11: 26

JUDGE OF PROBATE

Deed Tax  $\begin{array}{r} 8.00 \\ 1.50 \\ 1.00 \\ \hline 10.50 \end{array}$ 

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, I have hereunto set my hand(s) and seal(s), this 22day of May, 19 84

WITNESS:

(Seal)

Gary R. Mullins (Seal)  
Gary R. Mullins, an unmarried man

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary R. Mullins, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.Given under my hand and official seal this 22nd day of May, A.D., 19 84Jopazi, Morton & M. N. Nemea Jr. & J. Morton

Notary Public.