

(Name) Mr. and Mrs. Gregory A. Monk

(Address) 5332 Meadow Garden Lane

1199

This instrument was prepared by

(Name) ✓ J. Mitchell Frost, Jr., Attorney
903 City Federal Building
 (Address) Birmingham, AL 35203

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,

That in consideration of One and no/100 (\$1.00) Dollar and other good and valuable ~~considerations~~
considerations (\$95,000 of which is evidenced by mortgage to Richard W. Knapik and wife,
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lorraine Knapik
NANCY A. KNAPIK

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

GREGORY A. MONK and wife, NANCY A. KNAPIK MONK

(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 50, Block 1, according to the Survey of Sunny Meadows
as recorded in Map Book 8, Page 18 A, B, C in the Probate
Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Subject to current taxes, easement and restrictions of record.

BOOK 355 PAGE 705

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 21st day of May, 1984.

WITNESS:

Nancy A. Knapik (Seal)
Nancy A. Knapik (Seal)
1984 MAY 21 AM 9:37 (Seal)
449-221 (Seal)
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
 SHELBY COUNTY }

Deed Tax 3.00
Rec 1.50
Ind 1.00
5.50

the undersigned authority, a Notary Public in and for said County, in said State.
Nancy A. Knapik
is signed to the foregoing conveyance, and who is known to me, acknowledged before me
she executed the same voluntarily
on the day the same bears date.

Witness under my hand and official seal this 21st day of May, A. D. 19 84



J. Mitchell Frost, Jr.
 Notary Public.