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This instrument was prepared by

(Name) James B. Parks
 46 Maple Street
 (Address) Maylene, Al 35114

(Name) Dale Corley, Attorney
 2100 16th Avenue So.
 (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 Three Thousand Four Hundred Eighty Eight and 94/100 (\$23,488.94) DOLLARS and the assumption of the hereinafter described mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James M. Marks, Jr. and wife, Suzanne L. Marks

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

James B. Parks and wife, Nancy B. Parks

(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 46, according to the Survey of Woodland Hills, First Phase, Fourth Sector, as recorded in Map Book 6, Page 24 in the Office of the Judge of Probate of Shelby County, Alabama.

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

And as part of the consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Robinson Mortgage Company, Inc., as recorded in Mortgage Cook 346, Page 741 and assigned to Engel Mortgage Company, Inc. in Misc. Book 14, Page 622 in said Probate Office.

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

1984 MAY 25 AM 9:25

Thomas A. [Signature]
 JUDGE OF PROBATE

ded Jay 24.00
 Rec 1.50
 Ind 1.00
 26.50

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 16th

day of May, 19 84

~~WITNESSES~~

Suzanne L. Marks (Seal)
 Suzanne L. Marks

BY: J.T. Rice (Seal)
 Seaboard System Railroad, Inc., Atty in Fact
 as its Vice President (Seal)

James M. Marks, Jr. (Seal)
 James M. Marks, Jr.

BY: J.T. Rice (Seal)
 Seaboard System Railroad, Inc., Atty in Fact
 as its Vice President (Seal)

STATE OF ~~ALABAMA~~ Florida
Duval COUNTY

I, the undersigned, Angelia C. Goodell, a Notary Public in and for said County, in said State, hereby certify that J.T. Rice as Vice President of Seaboard System Railroad, Inc., who's name appears as attorney in fact for James M. Marks, Jr. and wife, Suzanne L. Marks, by virtue of power of attorney recorded in Misc. Book 55, Page 484 in the Office of the Judge of Probate of Shelby County, Alabama and acting within the scope and power of said power of Atty as attorney in fact, 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 this conveyance, he executed the same voluntarily in his capacity as vice president for Seaboard System Railroad, Inc. as Attorney in Fact on same day bears date.

Given Under my hand and official seal this 16th day of May, A.D., 19 84
 NOTARY PUBLIC, STATE OF FLORIDA
 My commission expires Sept. 15, 1987
 Bonded Thru Patterson-Becht Agency

Angelia C. Goodell
 Notary Public

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