

SEND TAX NOTICE TO:
Mr. Ralph C. Burkhalter
1333 Old Boston Road
Alabaster, AL 35007



This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 1442 Montgomery Highway, Vestavia, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-six thousand one-hundred and no/100th----- DOLLARS

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

Anne H. Abbott Clayton, a married woman

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

Ralph C. Burkhalter and wife, Donnette G. Burkhalter

(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 54, according to the Survey of VALLEY FORGE, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster, Alabama, Shelby County.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly agree and promise to pay that certain mortgage to Engel Mortgage Company, Inc., recorded in Mortgage Book 359, Page 348, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Anne H. Abbott Clayton is one and the same person as Anne H. Abbott and Anne Terry Abbott. Subject property is not the homestead of the grantor or her spouse. The address of grantor's homestead is: 317 Poplar Place, Birmingham, Alabama 35209.

\$12,000.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

\$4,543.52 of the purchase price recited above was paid from a third mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (~~we~~) do for myself (~~ourselves~~) and for my (~~my~~) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~we~~) 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 (~~my~~) 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 1st day of June, 19 84

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT

Recd 10.00
Rec 1.50
Rec 1.00
12.50

Anne H. Abbott Clayton (Seal)

Anne H. Abbott Clayton (Seal)

Anne H. Abbott Clayton (Seal)

Anne H. Abbott Clayton (Seal)

Anne H. Abbott Clayton (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anne H. Abbott Clayton, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, A. D., 19 84