

This instrument was prepared by

(Name) Hal R. Tichenor
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(Address) Pelham, Alabama 35124(Name) ROBERT R. SEXTON, Attorney at Law1600 City Federal Building
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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,

Equity Value - \$58,707.71

That in consideration of Fifty Eight Thousand Seven Hundred Seven and 71/100 (\$58,707.71) DOLLARS including 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

C-C Properties, A General Partnership

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

HAL R. TICHENOR and PATRICIA H. TICHENOR

(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 72, in Block 1, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1.) Ad valorem taxes due in the year 1984. 2.) 35 foot building set back line and easements as shown by record plat. 3.) Restrictions, conditions and limitations in Misc. Volume 2, page 224. 4.) Easements to Alabama Power Company in Deed Book 108, page 378. 5.) Easements to South Central Bell Telephone Company in Deed Volume 276, page 39. 6.) Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Volume 277, page 640.

Grantees herein hereby agree to assume and pay the balance of that certain mortgage executed by John M. Parsons and wife, Lauren A. Parsons to Collateral Investment Company recorded in Mortgage Book 382, page 720 and Mortgage Book 383, page 960, and transferred and assigned to Federal National Mortgage Association in Misc. Volume 28, page 615, Shelby County, Alabama, the balance being \$45,707.71.

\$8,000.00 of the purchase price recited above was derived from the proceeds of a second mortgage closed simultaneously herewith.

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 1stday of June, 19 84

WITNESS:

C-C Properties, A General Partnership

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

By:

Carolyn H. Chappell

(Seal)

Its General Partner

(Seal)

1984 JUN 11 AM 8 27

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

Send TAX \$5.00
Rec 1.50
Jud 1.00
7.50

(Seal)

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Carolyn H. Chappell, as General Partner of C-C Properties, A General Partnershipwhose name as General /Partner is signed to the foregoing conveyance, and who she knows to me, acknowledged before meon this day, that, being informed of the contents of the conveyance she, in her capacity aforesaid executed the same voluntarily

on the day the same bears date for and as the act of said general partnership

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

Notary Public