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This instrument was prepared by



(Name) Courtney H. Mason, Jr., P.A.  
P. O. Box 20814  
(Address) Birmingham, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TWELVE THOUSAND AND NO/100TH (\$12,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JOSEPH HENRY RUF AND WIFE, SHARON B. RUF

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

DAVID K. KARABINOS AND WIFE, FAYE M. KARABINOS

(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 53, according to the survey of Portsouth, Third Sector, as recorded in Map Book 7 page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

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And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Jackson Company as recorded in Mortgage Book 405, Page 405, which said mortgage was assigned to Federal National Mortgage Association in Misc. Book 37, Page 873, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: \_\_\_\_\_

BOOK GRANTEES' ADDRESS: 1766 TRADEWINDS CIRCLE, ALABASTER, AL 35007

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 (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 22ND

day of JUNE, 19 84

WITNESS:

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

1984 JUN 28 AM 8 48

Rec. 1200  
150  
1450

Joseph Henry Ruf (Seal)

Sharon B. Ruf (Seal)  
SHARON B. RUF (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 JOSEPH HENRY RUF AND WIFE, SHARON B. RUF whose name S ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance THEY HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22ND day of JUNE A. D., 19 84