Birmingham, Alabama 35203 ADDRESS:_

STATE OF ALABAMA SHELBY

That in consideration of Forty Two Thousand and No/100(\$42,000.00) DOLLARS and the assumption of the hereinafter described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I OF We.

VIVIAN N. JOINER, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JERRY W. STEPHENS

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Lot 90, according to the survey of Southern Pines, Second Sector, as recorded in Map Book 7, page 12, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due in the year 1984.
- 2. Building setback line of 50 feet reserved from Shelby Drive and 40 feet from Tall Timber Drive as shown by plat.
- 3. Public utility easements as shown by recorded plat, including a 10 foot easement on the West and South sides.
- 4. Restrictions, covenants and conditions as recorded in Misc. Book 22, page 283 and Deed Book 304, page 592, in the Probate Office of Shelby County, Alabama.
- 5. Right of way granted to South Central Bell as recorded in Deed Book 313, page 722, in said Probate Office.

\$24,650.04 of the purchase price recited above was derived from the proceeds of a second mortgage loan closed simultaneously herewith.

Grantee herein hereby agrees to assume and pay the balance of that certain mortgage executed by Albert F. Meadows to Real Estate Financing, Inc., recorded in Mortgage Book 382, page 72, in the Probate Office of Shelby County, Alabama, said mortgage subsequently transferred and assigned to Life Insurance Company of Georgia in Misc. Book 27, page 204, in said Probate Office; the balance of the mortgage being \$78,885.41.

TO HAVE AND TO HOLD to the said grantee, his, her or their beirs and sasigns forever.

And I (we) do for myself (ourselves) and for my (our) beirs, 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,

	the lawful claims of all person WITNESS WHEREOFI	·	Myhands(s) and seal(s), this	ith
day of	July	1984_		·•
Dend Bend	STATE OF ALA. I CERTIFY TAX.LT.SOINSTRUMENT	SHELSY EU. (THIS (Seal)	VIVIAN N. JOINER	pener (Seal)
Free	1 100 1981 101 11	.4485.4(Seal)		(Seal)
 	JUDGE OF PE	HSI-970 Seal) CEATE	.44.4.6.6.6	(Seal)
ı	OF ALABAMA } FERSON COUNTY		General Acknowledgment	

JEFFERSON		Ceneral Vernoniad Emetr				
JECK EROOM	COUNTY)		£ - 110 s		•	
1	the undersigned		Notary Publi	in and for said Co	unty, in said State	
hereby certify that.	VIVIAN N. JOIN	ER, a single woman				
whose name	<u>16</u> signed	d to the foregoing conveyance	e, and who L	known to me, ackno	owledged before me	
on this day, that, t	being informed of the co	ontents of the conveyance		executed t	he same voluntarily	
an the day the come	a banna data		1 1 2 2 1 1 1	M 7.7		

Given under my hand and official seal this 6th day of

ary Public

FM # ATC-9