

(Name) Jack E. Fleming  
5201 Kirkwall Lane  
 (Address) Birmingham, Alabama 35243

This instrument was prepared by

498

(Name) Frank K. Bynum, Attorney  
2100 - 16th Avenue, South  
 (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 ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

Jack E. Fleming and wife, Betty J. Fleming

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

Jack E. Fleming and wife, Betty J. Fleming

(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 29, in Block 2, according to the Survey of Kirkwall, a  
 Subdivision of Inverness, as recorded in Map Book 6, Page 152,  
 in the Office of the Judge of Probate of Shelby County, Alabama.  
 Mineral and mining rights excepted.

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

Subject to that certain mortgage to First Federal Savings and Loan Association of Alabama as recorded in Mortgage Book 448, Page 207.

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 25th

day of April, 19 84

WITNESS: Deed Tax .50  
Rec 2.50  
Jud 1.00  
H. 00

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

(Seal)  
 1984 JUL 12 PM 1:03  
 (Seal)

Jack E. Fleming (Seal)  
Betty J. Fleming (Seal)  
Betty J. Fleming (Seal)

JUDGE PROBATE

STATE OF ALABAMA }  
 JEFFERSON COUNTY }

I, the undersigned  
 hereby certify that Jack E. Fleming and wife, Betty J. Fleming  
 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 executed the same voluntarily  
 on the day the same bears date.

Given under my hand and official seal this 25th day of April, A. D., 19 84.

Carley M. Bynum

Frank K. Bynum  
 Notary Public.

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