

SEND TAX NOTICE TO:

(Name) Jack W. Hood, Jr.  
59 Maple Street  
 (Address) Maylene, AL 35114

869

This instrument was prepared by

(Name) Frank K. Bynum, Attorney  
2100 - 16th Avenue, South  
 (Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Blrmingham, AL.

STATE OF ALABAMA }  
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY SEVEN THOUSAND TWO HUNDRED AND NO/100 (\$27,200.00) DOLLARS  
 AND 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,

Terry K. Folmar and wife, Deborah K. Folmar  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Jack W. Hood, Jr. and wife, Mary Ellen Hood  
 (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 59, Woodland Hills, 1st Phase, 4th Sector, as recorded in  
Map Book 6, Page 24, in the Office of the Judge of Probate of  
Shelby County, Alabama.

357 PAGE 421 Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Robinson Mortgage Company, Inc., as recorded in Volume 345, Page 886, and transferred to Engel Mortgage Company, Inc., by instrument recorded in Misc. Volume 13, Page 882.

\$12,200.03 of the purchase price recited above was paid from purchase money second mortgage loan 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, we have hereunto set our hand(s) and seal(s), this 6th

day of July 19 84  
 WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
RECEIVED TAX 15.00  
Des 2.50  
Prod 1.00  
18.50  
1984 JUL 18 AM 8:25  
W/ Mt 452-431  
Judge of Probate (Seal)

Terry K. Folmar (Seal)  
Deborah K. Folmar (Seal)  
Deborah K. Folmar (Seal)

STATE OF ALABAMA }  
 JEFFERSON COUNTY }

I, the undersigned  
 hereby certify that Terry K. Folmar and wife, Deborah K. Folmar  
 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 executed the same voluntarily  
 on the day the same bears date.

Given under my hand and official seal this 6th day of July A. D. 19 84.

Notary Public.