

This instrument was prepared by

1051

(Name) Loring S. Jones, III, Attorney at Law
Suite 107 Colonial Center
(Address) 1009 Montgomery Hwy., South
Vestavia Hills, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY SEVEN THOUSAND FOUR HUNDRED SEVEN AND 73/100 DOLLARS

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

Cynthia L. Austin, a single person

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

Joseph T. Quinn and Jean E. Quinn

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

See Attached Exhibit "A" For Legal Description.

Subject to easments and restrictions of record and current year Ad Valorem Taxes.

The above-recited consideration includes the assumption of that certain mortgage given by Peyton M. A. Thomas and Valerie A. Thomas to Jefferson Federal Savings & Loan Association of Birmingham as recorded in Volume 356, page 726 and having a current principal balance of \$37,207.73

NOTE: \$5,700.00 of the above-recited purchase price was paid from a second mortgage loan closed simultaneously herewith.

Addresses:

Grantor

Cynthia L. Austin
5117 S. Broken Bow Dr.
Birmingham, Al. 35243

Grantee

1903 Chandalar Court
Pelham, Alabama

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, I have hereunto set MY hand(s) and seal(s), this 18th day of July, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

Cynthia L. Austin (Seal)

(Seal)

(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 Cynthia L. Austin, a single person whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July A. D., 1984

Form 81-A

WALLIS B. JONES
ATTORNEYS AT LAW
SUITE 107, COLONIAL CENTER
1009 MONTGOMERY HWY. SO.
VESTAVIA HILLS, AL 35216

Charles F. Williamson
Notary Public.

My Commission Expires September 17, 1986

BOOK 357 PAGE 486

EXHIBIT "A"

Unit B, Building 7, Phase 2, of Chandalar South Townhouses, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4 1/4 section; thence in a northerly direction along the east line of said 1/4 1/4 section a distance of 830.76 feet; thence 90 degrees left, in a westerly direction a distance of 347.56 feet; thence 99 degrees 22 minutes 30 seconds left, in a southeasterly direction a distance of 53.92 feet, to the point of beginning; said point being the center line of a fence common to "B" and "C" Units of said Building 7; thence continue along last described course along said center line of said fence, the center line of the party wall common to said Units and fence common to said Units, a distance of 67.65 feet; thence 90 degrees left, in a northeasterly direction along the center line of a fence, a distance of 17.55 feet to the northwest corner of a utility building; thence 90 degrees right in a southeasterly direction along the southwesterly wall of said utility building, a distance of 4.15 feet, to the southwest corner of said utility building; thence 90 degrees left, in a northeasterly direction along the southeasterly wall of said utility building a distance of 6.45 feet to the southeasterly corner of said utility building; thence 90 degrees left in a northwesterly direction, along the center line of the common wall of said utility building, the center line of the fence common to "B" and "A" Units, the center line of the party wall common to said "B" and "A" Units, the center line of the fence common to said "B" and "A", a distance of 71.80 feet; thence 90 degrees left, along the outside face of the fence, in a southwest-erly direction a distance of 24.0 feet, to the point of beginning. Situated in the Town of Pelham, Shelby County, Alabama.

BOOK 357 PAGE 457

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUL 20 AM 10:10
L. H. H. #52-605
Thomas W. [Signature]
JUDGE OF PROBATE

Deed TAX 4.50
Rec 5.00
Jud 1.00

10.50