



This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 2032 Valleydale Road

SEND TAX NOTICE TO:
Richard F. Downing
1332 West Navajo Drive
Alabaster, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Daniel E. Thomas, an unmarried man

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

Richard F. Downing and wife, Helen L. Downing

(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 7, in Block 6, according to the survey of Navajo West Sector of Navajo Hills, as recorded in Map Book 5, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc., recorded in Mortgage Book 380, Page 772, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$8,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 19th day of July, 1984

WITNESS: STATE OF ALA. SHELBY CO. *Deed tap 950*
I CERTIFY THIS INSTRUMENT WAS FILED (Seal) *Rec 250*
1984 JUL 23 AM 9:00 (Seal) *Ind 100*
See Mtg 432-676 (Seal) *1300*
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel E. Thomas, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

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