

This instrument was prepared by

293

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

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 Ninety Three Thousand Three Hundred and 00/100----- DOLLARS

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

Russell L. Kent and wife, Judith F. Kent

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

William David Edwards and Janet Riley Edwards

(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 27, according to the survey of: Meadow Brook, 4th Sector as recorded in Map Book 7, page 67, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, building lines, mineral and mining rights, and rights of way of record.

\$ 88,600.00 of the purchase price was paid from the proceeds of a 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 31st day of July, 19 84

WITNESS:

Russell L. Kent (Seal)
Russell L. Kent
Judith F. Kent (Seal)
Judith F. Kent

STATE OF Alabama
Mobile COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith F. Kent, wife of Russell L. Kent 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 27th day of July, 19 84.

Gave under my hand and official seal this 27 day of July, A. D., 19 84
William D. Edwards Notary Public
My commission expires 10/14/85




STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell L. Kent, husband of Judith F. Kent, 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 31st day of July, A.D., 1984.


Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED My Commission Expires November 9, 1985
453-504
1984 AUG -6 PM 11:24
Deed Tax 500
Rec 500
Ind. 100
1100
Thomas A. Shenton, Jr.
JUDGE OF PROBATE

Return to:

LAMAR HAM
ATTORNEY AT LAW
BIRMINGHAM, ALABAMA 35203

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

6025 W. CANTLEY AVE.
BIRMINGHAM, ALABAMA 35209
3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35203
ATTORNEY AT LAW

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