

(Name) Robert C. Goostree

(Address) 2431 Titonka Road
Helena, AL 35080

This instrument was prepared by

572

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
Birmingham, AL 35209

(Address) FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100 DOLLARS

And the assumption of the mortgage herein:

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

Jerry W. Wilson and wife, Judith A. Wilson

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

Robert C. Goostree and Shirley S. Goostree

(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 13 according to the Survey of Indian Valley Fifth Sector
as recorded in Map Book 5, page 100 in the Probate Office of Shelby
County, Alabama.

Subject to taxes, easements and restrictions of record.

The grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc. as recorded in Mtg Book 327, page 268 and rerecorded in Real vol. 327, page 481 and assigned to First Wisconsin as recorded in Misc Book 51, page 88, in said Probate Office according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 ~~know 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

day of Aug 84, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

33.50 1984 AUG -8 PM 12:15

STATE OF ALABAMA

COUNTY

the undersigned

Jerry W. Wilson and wife, Judith A. Wilson a Notary Public in and for said County, in said State

hereby certify that s are are known to me, acknowledged before me whose name s signed to the foregoing conveyance, and who they executed the same voluntarily 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 first day of Aug 84 A.D., 1984

My appointment expires April 14, 1985

Notary Public.

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