

This instrument was prepared by

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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 Sixty Thousand One Hundred Ninety Six and 72/100-----DOLLARS
 (\$60,196.72)

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

James R. Morris and wife, Sandra H. Morris

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

Gary E. Boczar and Linda S. Boczar

(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 89, according to the survey of Kingwood, Third Addition, as recorded in Map Book 7, Page 26, in the Probate Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record and current year Ad Valorem taxes.

The above-recited consideration includes the assumption of that certain mortgage given by Verner Lee Lewis, Jr. and Matilda A. Lewis to Real Estate Financing, Inc. as recorded in Mortgage Book 391, page 635 and having a current principal balance of \$48,196.72.

Addresses:

Grantors

140 Suburban Aire Court
 E. Peoria, Ill 61611

Grantees

2017 King Charles Court
 Alabaster, Alabama 35007

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, we have hereunto set OUR hand(s) and seal(s), this 8th day of August, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1984 AUG 14 AM 11:21

Deed tax - 1200.
 Rec 250
 Del. 100
 1550

(Seal)

(Seal)

(Seal)

James R. Morris

Sandra H. Morris

(Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ ILLINOIS

TAZEWELL COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that James R. Morris and wife, Sandra H. Morris whose name 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 8th day of August, A.D., 1984.