

SEND TAX NOTICE TO:

(Name) Oscar Garcia
920 Willow Bend Road
(Address) Pelham, Alabama 35124

This instrument was prepared by

1147

(Name) Dale Corley, Attorney
2100 16th Avenue So.

(Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand Eight Hundred Five and No/100 (\$11,805.00) DOLLARS and the assumption of the hereinafter described mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert E. Bailey and wife, Rebecca T. Bailey

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

Oscar Garcia and Sonja S. Garcia

(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 21, Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

And as part of the consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc. as recorded in Mortgage Book 434 Page 874 in said Probate Office according to the terms and conditions of said mortgage.

BOOK 358 PAGE 334

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 15th

day of August

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

Deed TAX 12.00
Deed 2.50
Fees 1.00
15.50
1984 AUG 22 AM 9:40
JUDGE OF PROBATE (Seal)

Robert E. Bailey (Seal)
Rebecca T. Bailey (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public for said County, in said State, hereby certify that Robert E. Bailey and wife, Rebecca T. Bailey whose name s are signed to the foregoing conveyance, and who are 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 15th day of August A. D., 19 84

Corley, Dancus (Seal) [Signature] (Seal)
Notary Public