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This instrument was prepared by

(Name) Larry L. Halcomb

(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 Twenty Eight Thousand Four Hundred Forty Two and 00/100-(\$28,442.00) DOLLARS and the assumption of the mortgage recorded in Vol. 345, page 156, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donald J. Watler and wife, Peggy R. Watler
(herein referred to as grantors) do grant, bargain, sell and convey unto

John H. Nelson and Diane W. Nelson
(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 48, according to the Survey of Woodland Hills, 1st Phase, 4th Sector, as recorded in Map Book 6, page 24, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines, and rights of way of record.

The Grantor herein does not warrant title to coal, oil, gas & other mineral interests in, to or under the land herein conveyed.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

\$22,400.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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 21st day of August, 19 84

WITNESS:

Deed TAX 6.50
Rec 2.50
Ind 1.00
10.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT
1984 AUG 23 AM 11:26
see Mtg 454-366-371
JAMES L. HARRISON, JR.
JUDGE OF PROBATE

Donald J. Watler (Seal)
Donald J. Watler
Peggy R. Watler (Seal)
Peggy R. Watler

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald J. Watler and wife, Peggy R. Watler whose names 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 21st day of August, A. D. 1984

My Commission Expires 1/23/86