

This instrument was prepared by



(Name) Courtney H. Mason, Jr.

69

(Address) P. O. Box 360187, Birmingham, AL
35236-0187

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-THREE THOUSAND AND NO/100TH DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mark F. Cochran and wife, Patricia W. Cochran

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

Roy H. Crain and wife, Jonquil S. Crain

(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 3, according to Monte Tierra, 1st Addition Subdivision, as recorded in Map Book 6, page 93, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all existing easements and restrictions of record.

\$18,000.00 of the above recited purchase money was paid by a mortgage loan closed simultaneously herewith.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc. dated February 22, 1977, recorded in Mortgage Book 362, Page 656, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: 3 Eddings Lane, Montevallo, Alabama 35115

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 30th day of August, 1984

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT FILED

1-136
1984 SEP -4 PM 2:48

(Seal)

(Seal)

(Seal)

(Seal)

MARK F. COCHRAN
Patricia W. Cochran
(Seal)

PATRICIA W. COCHRAN
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK F. COCHRAN AND WIFE, PATRICIA W. COCHRAN 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 RECORDING FEES

Given under my Notary Public seal this 30th day of August, A. D., 1984

Form 31-A

Deed Tax 5.00

Mineral Tax _____

Recording Fee 2.50

Index Fee 1.00

TOTAL \$ 8.50

Notary Public.