

This instrument was prepared by

240

(Name) ROBERT O. DRIGGERS, Attorney

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Seven Thousand Nine Hundred and No/100-----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,

EUGENE L. ALTHOUSE and wife, JOAN F. ALTHOUSE

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

LESTER S. SAWYERS and JEAN S. SAWYERS

(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 45, according to the Survey of Quail Run, as recorded in Map Book 7,  
page 22, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1984 and thereafter.
2. Easements, rights of way, restrictions and limitations of record, if any,  
in said Probate Office.

As part of the purchase price and consideration for this deed, the Grantees herein  
assume and agree to pay the indebtedness secured by that certain mortgage to  
Jefferson Federal Savings and Loan Association, as recorded in Mortgage Book 387,  
page 401, in said Probate Office.

\$ 25,057.84 of the consideration recited above was paid from a second mortgage  
loan closed simultaneously herewith.

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 30th  
day of August, 1984

WITNESS:

Eugene L. Althouse (Seal) Eugene L. Althouse (Seal)  
Joan F. Althouse (Seal) Joan F. Althouse (Seal)  
James H. Althouse (Seal) James H. Althouse (Seal)

STATE OF ~~XXXXXXX~~ OHIO Montgomery COUNTY 3642 1984 SEP -7 AM 11:01 General Acknowledgment  
001-479

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that EUGENE L. ALTHOUSE and wife, JOAN F. ALTHOUSE  
whose name S 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 30th day of August