

SEND TAX NOTICE TO: LESTER S. SAWYERS
6516 Quail Run Drive
Helena, AL 35210

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 GRANTEEES 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 GRANTEEES) 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.

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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.

BOOK \$ 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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:

Robert O. Driggers (Seal)

Joan F. Althouse (Seal)

Eugene L. Althouse (Seal)