

This instrument was prepared by

(Name) Ronnie E. Gambill(Name) Jack M. Glover(Address) 5135 Rye Circle
Helena, Alabama 35080(Address) 2700 Highway 280 South Birmingham, Alabama 35223

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and No/100-----(\$9,000.00)----- 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,

Gerald W. Kline and wife, Menninette A. Kline

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

Kathy S. Gambill and husband, Ronnie E. Gambill

(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 10, according to the Survey of Shannon Glen, as recorded in Map Book 7, page 94, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1984.

7.5' Easement on east, 30' easement on south and 10' easement on west as shown by recorded map.

40' Building line as shown by recorded map.

Easement recorded in Volume 311, page 153, and Volume 265, page 646, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell recorded in Volume 316, page 343, in said Probate Office.

Restrictions contained in Misc. Vol. 27, page 996, in said Probate Office.

Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

And as a further part of the consideration herein, the Grantees assume and agree to pay the balance of that certain mortgage heretofore executed by Gerald W. Kline and wife, Menninette A. Kline, to Molton, Allen & Williams, Inc., recorded in Volume 390, Page 425, in the Probate Office of Shelby County, Alabama, and assigned to First Atlanta Mortgage Corporation in Misc. Vol. 46, page 595, in said Probate Office, according to the terms thereof.

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 7th

day of September, 19 84

WITNESS:

(Seal)

(Seal)

1984 OCT -8 PM 12:50

(Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

Gerald W. Kline
Gerald W. Kline

(Seal)

Menninette A. Kline
Menninette A. Kline

(Seal)

RECORDING FEES

DEED TAX 9.00

Recording Fee 3.50

Index Fee 1.00

TOTAL 12.50

a Notary Public in and for said County, in said State.

I, the undersigned

hereby certify that Gerald W. Kline and wife, Menninette A. Klinewhose name s are signed to the foregoing conveyance, and who are

on this day, that, being informed of the contents of the conveyance they

on the day the same bears date.

Given under my hand and official seal this 7th

day of SeptemberA. D. 19 84

JACK M. GLOVER & ASSOCIATES

ATTORNEYS AT LAW

2700 HWY. 280 SOUTH • SUITE 108
BIRMINGHAM, AL 35223

Notary Public.