

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Guy L. Burns, an unmarried man; E.R. Norman, Jr., and wife, Paulyne R. Norman herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas W. Townley and Sharon B. Townley

(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 26 of the property of Charles W. Mobley as shown on a plat prepared by Norman D. Deloach, Ala. R.L.S. No. 8760, dated May 2, 1983, recorded in Map Book 8, Page 124, in the Probate Office of Shelby County, Alabama. Said lot containing 20.52 acres.

\$27,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

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

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 hands(s) and seal(s), this September day of 1984.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Guy L. Burns (Seal)
E.R. Norman, Jr. (Seal)
Paulyne R. Norman (Seal)

STATE OF ALABAMA

SHELBY Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Guy L. Burns, an unmarried man is whose name is signed to the foregoing conveyance, and who is 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 20th day of September A. D., 19 84

Anita S. Beckman

Form 31-A

MY COMMISSION EXPIRES APRIL 1, 1985

Notary Public.

ACKNOWLEDGMENT CONTINUED ON REVERSE SIDE

Harrison, Conwill, Harrison & Justice

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that E.R. Norman, Jr., and wife, Paulyne R. Norman, 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 20th of September, 1984.

Anita D. Beaman
Notary Public

MY COMMISSION EXPIRES APRIL 1, 1985

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>3.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>9.00</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 OCT 11 AM 9:43

see Mtg 005-182

James P. Beaman, Jr.
JUDGE OF THE STATE

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

\$

This form furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 657

Columbiana, Alabama 35051

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