

871

SEND TAX NOTICE TO:

Don W. Sharpe

(Name)

406-B Indian Crest Drive

(Address) Helena, AL 35080

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

Suite 820 Independence Plaza

(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Sixty Four Thousand and no/100---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John B. Lowe and wife, Linda Lowe

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

Don W. Sharpe and Judith S. Sharpe

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Estate 13 according to the Survey of Wildwood Park Residential Estates as recorded in Map Book 5, page 78, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$133,000.00 of the purchase price recited above was paid from a 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 (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 5th

day of October, 1984

WITNESS:

STATE OF ALABAMA
COUNTY OF JEFFERSON
NOTARY PUBLIC

Deed tax - 31.00

(Seal) Rec-250

(Seal) 34.50

(Seal)

1984 OCT 15 AM 9:42

see Mtg 005-406

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Lowe and wife, Linda Lowe 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

5th

October

84

Witnessed by Bank of the State

William H. Halbrooks