

This instrument was prepared by

(Name) Courtney H. Mason Jr. 1306

(Address) 2032 Valleydale Road



SEND TAX NOTICE TO:
William E. Dalton
2013 Shagbark Road
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Two Thousand Five Hundred and no/100----- DOLLARS

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

Gary Stephens, a married man, Pat Ratliff, an unmarried man and Terry Phillips, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

William E. Dalton and wife, Janice B. Dalton
(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 829, according to the Survey of Fifteenth Addition to Riverchase Country Club, as recorded in Map Book 8, Page 168, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$96,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The grantors hereby certify that the above described property does not constitute the homestead, as defined by Code Section 6-10-2, of said grantors.

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

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we) are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 19th day of October, 19 84.

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

Deed Tax 46.50 (Seal)
Rec 2.50
Ind 2.00 1984 OCT 24 AM 9:27
51.00 by Mr 006-257 (Seal)
Thomas P. Shoverden, Jr. (Seal)
NOTARY PUBLIC

Gary Stephens (Seal)
Gary Stephens
Pat Ratliff (Seal)
Pat Ratliff
Terry Phillips (Seal)
Terry Phillips

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Stephens, a married man, Pat Ratliff, an unmarried man & Terry Phillips, a married man 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 19th day of October, A. D., 19 84