

5.50

1624

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Roy H. Hadaway

(Address) _____

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

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 SIXTEEN THOUSAND FIVE HUNDRED and No/100 ----- (\$16,500.00) DOLLARS

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

LINDA J. ESPEY and husband, GERALD WAYNE ESPEY,

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

ROY H. HADAWAY and wife, JUNE A. HADAWAY,

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

Shelby County, Alabama to-wit:

Part of Lot 8, in the Block 45 of Dunstan's Survey of Calera more particularly described as beginning at the Northeast corner of Block 45 according to Dunstan's Survey of Calera and run South 1 degree, 15 minutes West 50 feet; thence South 87 degrees, 15 minutes West 100 feet; thence North 1 degree, 15 minutes East 50 feet to the South line of 8th Avenue; thence along the South line of 8th Avenue North 87 degrees, 15 minutes East 100 feet to point of beginning.

Subject only to the following encumbrances and easements:

1. Ad valorem taxes for 1985 and subsequent years, and to existing assessments.
2. Public easements serving the above described real estate.
3. All rights-of-way and easements of record in the Office of the Judge of Probate of Shelby County, Alabama.

\$16,500.00 of the consideration for this deed is paid by the proceeds of a loan from Central State Bank to Grantees, which is secured by a purchase money mortgage of even date from Grantees to Central State Bank executed and delivered simultaneously herewith.

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

1984 OCT 30 PM 3:34

Mortgage Tax \$ _____
Deed Tax See City 006 - 980
Mineral Tax _____
Recording Fee 2.50
Index Fee 1.00
3.50

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. There is no warranty or representation as to the condition or quality of any improvement upon this real estate or any part or portion of this real estate.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16

day of October, 19 84

WITNESS:

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Linda J. Espey and husband, Gerald Wayne Espey, 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 16 day of October, A. D., 19 84

[Signature] [Signature] Notary Public.