

SEND TAX NOTICE TO:

(Name) James A. Mabius

(Address) 1747 Tecumseh Trail  
Pelham, AL 35124

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 Fifty Three Thousand and no/100 DOLLARS

And the assumption of the mortgage herein:  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jerry Lynn Beason and husband Robert D. Beason, Jr.

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

James A. Mabius and Tonie H. Mabius

(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 1 in Block 4, according to the Survey of Wooddale as  
recorded in Map Book 5, page 86, in the Office of the Judge  
of Probate of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assume  
and promise to pay that certain mortgage to Home Federal Savings & Loan Assoc.  
as recorded in Real Vol. 326 page 48 in said Probate Office,  
according to the terms and conditions of said mortgage and the  
indebtedness thereby secured.

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 29th  
day of October, 1984

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DEED TAX \$3.00  
Rec 2.50 INSTRUMENT WAS FILED (Seal)  
Jud 1.00  
\$6.50 1984 NOV -7 AM 10:01 (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

the undersigned

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
hereby certify that Jerry Lynn Beason and Robert D. Beason, Jr.  
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 29th day of October, 1984 A. D., 19

William H. Halbrooks  
Notary Public