

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
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 GRANTEE(S) 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 GRANTEE(S) 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.

4
007 Part 814
BOOK

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, that I (we) am 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 GRANTEE(S), 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:

Rec'd TAX \$3.00 STATE OF ALA. SHELBY CO.
Rec'd 2.50 INSTRUMENT WAS FILED I CERTIFY THIS
Rec'd 1.00 1984 NOV - 7 AM 10:01 (Seal)
Rec'd S6.50 (Seal)

STATE OF ALABAMA JUDGE
JEFFERSON COUNTY }
the undersigned

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

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