

This instrument was prepared by

(Name) Frank J. Russo, Attorney <sup>284</sup>

(Address) 3316 Sunnirac Road, B'ham, Al. 35210

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Eight Thousand and No/100 (\$28,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Maria Goodson Wilcox and Husband, Charles Bernard Wilcox Jr.

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

Maria Goodson Wilcox and Nicole Nannette Goodson, mother and daughter

(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 12, Block 9, according to the Survey of Kerry Downs, as reported in Map Book 5, page 135 in the Probate Office of Shelby County, Alabama.

Also subject to easements and restrictions of record.

As further consideration;

The Grantees herein expressly assumes and promises to pay that certain mortgage to MORTGAGE CORP. OF THE SOUTH, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

The purpose of this deed is to convey the property to the grantees herein with survivorship.

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.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 19th day of October, 19 84

Dend TAX 28.00  
WITNESS:

Rec 2.50 STATE OF ALA. SHELBY CO.  
Ind 1.00 I CERTIFY THIS (Seal)

31.50 INSTRUMENT WAS FILED (Seal)

1984 NOV -7 PM 12:16 (Seal)

STATE OF ALABAMA JUDGE PROBATE (Seal)

Jefferson COUNTY

General Acknowledgment

I, the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Maria Goodson Wilcox and husband, Charles Bernard Wilcox 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 19th day of October A. D., 19 84

Form 31-A My Commission Expires July 29, 1985

FRANK J. RUSSO  
3316 SUNNIRAC RD TEL: 833-2589

Notary Public