

SEND TAX NOTICE TO:

(Name) W. R. Deason and Arizona L. Deason

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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 THIRTY-NINE THOUSAND FIVE HUNDRED & NO/100 (\$39,500.00) DOLLARS

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

Truman Wayne Huhges and wife, Mary Dawson Hughes

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

✓ W. R. Deason and wife, Arizona L. Deason

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

Shelby County, Alabama to-wit:

Lots 2 and 3, in Block 1, accordint to Map recorded in the Probate Office of Shelby County, Alabama, known as a subdivision survey of Dunwar Estates, as recorded in Map Book 3, page 154, subject to easemenst and rights of way of record.

007 PAGE 996  
BOOK 8000

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 9<sup>th</sup> day of November, 1984.

RECORDING FEES

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

Mortgage Tax \$ 39.50

(Seal)

Deed Tax 39.50

1984 NOV -9 AM 9:40

Mineral Tax 0.00

(Seal)

Recording Fee 1.00

Truman Wayne Hughes (Seal)

Index Fee 0.00

JUDGE OF ESTATE

STATE OF ALABAMA 43.00

(Seal)

SHELBY COUNTY }

(Seal)

TOTAL 43.00

(Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Truman Wayne Hugnes and wife, Mary Dawson Hughes, 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 9<sup>th</sup> day of November, 1984.

At 1 PM x 38 11/9/84 35040

Notary Public