

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100 DOLLARS

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

Joe A. Killingsworth and wife, Peggie Killingsworth

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

Joe A. Killingsworth and Peggie Killingsworth

(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 No. 44, in Allendale Subdivision, according to map of said subdivision which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 78. Situated in Shelby County, Alabama.

Subject to easements, restrictions and set back lines of record.

25,000.00 of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>See Mtg. 008</u>
Mineral Tax		_____
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
		<u>3.50</u>

TO HAVE AND TO HOLD to the said GRANTEES JOINT tenants with right of survivorship.

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 hands(s) and seal(s), this 10th day of November, 19 84.

WITNESS ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 12 AM 10:11

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

Joe A. Killingsworth (Seal)
Joe A. Killingsworth (Seal)

Peggie Killingsworth (Seal)
Peggie Killingsworth (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe A. Killingsworth and wife, Peggie Killingsworth 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 10th day of November, A. D., 19 84

Form 31-A

My Commission Expires June 2, 1987

Becky Maddux

Notary Public.

J.N.B.C.