

668

5108 Shady Cove
Birmingham, AL

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36209

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven thousand five hundred and no/100 (\$ 11,500.00) DOLLARS
and the assumption of the mortgage recorded in Book 450, Page 903, Probate Office of Shelby
County, Alabama,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Clifford E. Bumpers and wife, Mary Helen Bumpers
(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry S. Rosser and Sheila A. Rosser
(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 8, according to the Survey of Shadow Brook Subdivision, as recorded in Map Book 36,
Page 102 A & B, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restircitons, easements, building lines, rights of way and agreement with Alabama
Power Company of record.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above
mortgage.

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 ~~we~~ do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 29
day of October, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

Clifford E. Bumpers (Seal)

Mary Helen Bumpers (Seal)

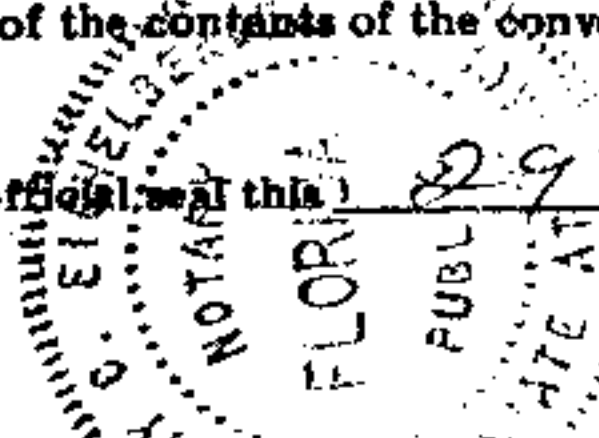
(Seal)

FLORIDA
STATE OF ~~ALABAMA~~
Escambia COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Mary Helen Bumpers
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29 day of October, A. D., 19 84.



Dorothy C. Eichlerger
Notary Public
Notary Public, State of Florida

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifford E. Bumpers whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of Oct, A.D., 1984

Notary Public



BOOK 008 PAGE 471

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 14 AM 10:45

Thomas A. Sumner, Jr.
JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$ 11.50
Deed Tax	
Mineral Tax	5.00
Recording Fee	1.00
Index Fee	\$ 17.50
TOTAL	

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Return to: GARRY L. HALCOMB
ATTORNEY AT LAW
3812 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36208

Recording Fee \$
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

