

Wayne R. Rawlinson  
7 King Valley Road  
Pelham, AL 35124

This instrument was prepared by  
(Name) LARRY L. HALCOMB  
ATTORNEY AT LAW  
3512 OLD MONTGOMERY HIGHWAY  
(Address) HOMEWOOD, ALABAMA 35209

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 Fifty-five thousand and no/100 (\$ 55,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
Dan L. Howard and wife, Patricia A. Howard

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

Wayne R. Rawlinson and Vicki S. Rawlinson

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_  
Shelby County, Alabama to-wit:

Lot 1, Ira King's Subdivision, according to Map as recorded in Map Book 5, Page 74, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1985.

Subject to easements and building lines of record.

010 PAGE 769  
BOOK

RECORDING FEES

\$ 55,000.00 of the purchase price was paid from the ~~Monetary Tax~~ a ~~Mortgage~~ loan closed simultaneously herewith. STATE OF ALA. SHELBY CO.

I CERTIFY THIS  
INSTRUMENT WAS FILED.

1984 DEC -5 AM 10:42

*Thomas A. Johnson, Jr.*  
JUDGE OF ESTATE

Deed Tax	<u>see 00-770</u>
Mineral Tax	_____
Recording Fee	<u>250</u>
Index Fee	<u>100</u>
TOTAL	\$ <u>3.50</u>

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 (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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) have a good right to sell and convey the same as aforesaid; that (we) will and ~~we~~ (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 3rd day of December, 19 84

WITNESS:

(Seal)  
(Seal)  
(Seal)

*Dan L. Howard* (Seal)  
*Patricia A. Howard* (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Dan L. Howard and wife, Patricia A. Howard, whose name(s) are 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 3rd day of November, A. D. 19 84