

(Name) Mr. and Mrs. Larry Townley
3216 Green Valley Road
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) William A. Jackson, Attorney
2204 Lakeshore Drive, Suite 320
(Address) Birmingham, Alabama 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Two Thousand Five Hundred and No/100----- DOLLARS

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

Henry E. Little and wife, Kathleen Little

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

Larry Townley and wife, Stella Townley

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

Jefferson County, Alabama to-wit:

A part of the South Half of the NE-1/4 of Section 29, Township 19 South, Range 1 East, more particularly described as follows: Commence at the NE corner of the SW-1/4 of the NE-1/4 of said section and run Southerly along East line thereof, 206 feet to point of beginning; thence turn an angle of 54° 48' to the right and run Southwesterly direction 877.8 feet to point in bend of a branch; thence to the left in a Southerly direction down said branch South 7° 55' East a distance of 528 feet to intersection with Pumpkin Swamp Road; thence to the left in a Northeasterly direction along said road 916.3 feet to intersection with said East line of said forty; thence turn an angle of 9° 29' to left and continuing Northeasterly along said road 528 feet to the South line of Hill property (now belonging to Holmes); thence in a Westerly direction along Holmes property 326 feet to the point of beginning. Excepting highway right-of-way.

Subject to easements and restrictions of record.

\$22,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 4th day of December, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal)

Henry E. Little (Seal)
Henry E. Little

Kathleen Little (Seal)

Kathleen Little (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry E. Little and wife, Kathleen Little 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 4th day of December, A.D., 19 84.

Notary Public.