

SEND TAX NOTICE TO:

640

(Name) Mr. and Mrs. Robert Hamilton
4608 Wooddale Lane
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Douglas I. Friedman

(Address) 555 Bank for Savings Building, Birmingham, Alabama 35203

Form 1-1 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 Eighty-one Thousand Five Hundred and no/100ths DOLLARS

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

George F. Bradburn and wife, Deborah J. Bradburn

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

Robert Hamilton and Wife, Ardith M. Hamilton

(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 4, in Block 5, according to the Map and Survey of Wooddale, Third Sector, as recorded in Map Book 5, Page 133, in the Probate Office of Shelby County, Alabama, mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$34,666.00 of the purchase price of \$81,500.00 was paid from a second mortgage loan closed simultaneously herewith.

As part of the consideration for this deed, purchasers agree to assume the mortgage executed by Glenn S. Krebel and Carol S. Krebel to Guaranty Savings & Loan Association, recorded in Mortgage Book 348, Page 268, in the Probate Office of Shelby County, Alabama, in the amount of \$38,478.64.

RECORDING FEES

Mortgage Tax \$

Deed Tax. Seal # 348-268-081-621

Mineral Tax 9.50

Recording Fee 2.50

Index Fee 1.00

TOTAL \$13.00

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

BOOK 619
PAGE 611
1984 DEC 14 AM 8:34

JUDGE OF PROBATE

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 day of December 13, 1984.

WITNESS:

(Seal)

George F. Bradburn (Seal)

(Seal)

Deborah J. Bradburn (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned

hereby certify that George F. Bradburn and wife, Deborah J. Bradburn, whose name 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

13 day of

December

A. D., 1984

Douglas I. Friedman

Notary Public