

(Name) Sandy G. & Janet G. Singer

(Address) 3074 Old Stone Drive
Birmingham, Alabama 35243

This instrument was prepared by

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813 Shades Creek Parkway, Suite 203
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-SIX THOUSAND SIX HUNDRED AND NO/100----- DOLLARS

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

WILLIAM H. MOSS, a married man, AND J. MARK SLAUGHTER, a married man,

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

SANDY G. SINGER and wife, JANET G. SINGER,

(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 31, Block 1, according to the Town of Adam Brown, Phase 2, as recorded in Map Book 8, Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1985.
2. 30 foot building line on rear as shown by recorded map.
3. 20 foot sanitary sewer easement as shown by recorded map.
4. Right of way to Alabama Power Company, recorded in Volume 329, Page 308 in the Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Misc. Volume 37, Page 482, in said Probate Office.
6. Agreement with Alabama Power Company recorded in Misc. Volume 37, Page 483, in said Probate Office.
7. Coal, oil, gas and other mineral interests, in, to or under the land herein described are not insured.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTORS HEREIN.

\$95,600.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 26th day of December, 1984.

WITNESS:

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

1985 JAN -4 AM 10:05

(Seal)

(Seal)

(Seal)

Deed to 100
250
100
450

WILLIAM H. MOSS

J. MARK SLAUGHTER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM H. MOSS, a married man, and J. MARK SLAUGHTER, a married man whose name s WILLIAM H. MOSS signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that they were 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 26th day of December, A. D., 1984

Notary Public.

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