

(Name) Kenneth E. Teason

(Address) 2929 Clydebank Circle
Birmingham, AL 35243

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

Suite 820 Independence Plaza

(Address) Birmingham, AL 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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand Three Hundred Sixty One & 86/100-- DOLLARS

And the assumption of the mortgage herein:

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

James R. Nelson, unmarried man

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

Kenneth E. Teason and Vivian Teason

(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 21 in Block 2, according to the First Addition to Selkirk a Subdivision of Inverness Phase IV Single Family Residence as recorded in Map Book 7, page 149, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc. as recorded in Real Vol. 405 page 506 in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$14,200.00 of the purchase price recited above was paid from a second mortgage 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, I have hereunto set my hand(s) and seal(s), this 11th

day of January, 19 85

WITNESS:

STATE OF ALABAMA
SHELBY CO.
NOTARY PUBLIC

THIS INSTRUMENT WAS FILED

1985 JAN 17 AM 9:37

STATE OF ALABAMA
JEFFERSON COUNTY

Real Tax 26.00
Rec 2.50
Ind 1.00
30.00

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that James R. Nelson

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. 11th January 85

Given under my hand and official seal this 11th day of January, A.D., 19 85

William H. Halbrooks
Notary Public.

BOOK 015 PAGE 125