

This instrument was prepared without the benefit of a survey.

This instrument was prepared by

798
Harrison, Conwill, Harrison & Justice

P. O. Box 557
Columbiana, Alabama 35051

GRANTEES ADDRESS:
P.O. Box 127
Saginaw, Al 35137

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Three Thousand and no/100----- DOLLARS

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

Fannie Mae Shoop, a single woman,

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

Jack Work and Nadine Work

(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 4 of Vandiver lot known as Gin Lot bounded North by Sterrett road; South by Central of Georgia Railroad and on East by the line dividing the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ from NE $\frac{1}{4}$ of NW $\frac{1}{4}$; West by the Sterrett road and Main Street, in said Town of Vandiver, Alabama. ALSO, one acre running North and South parallel on East side of lot 4 on Gin Lot. This parcel being a part of the six acres in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 18, Range 1 East. Situated in Shelby County, Alabama. LESS AND EXCEPT that parcel of land conveyed to Lollian E. Cox and wife, Ailene R. Cox as shown recorded in Deed Book 278, Page 329, in the Probate Office of Shelby County, Alabama. Situated in Section 14, Township 18, Range 1 East, Shelby County, Alabama.

\$22,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 9th day of February, 19 85.

WITNESS:

Beed TAX 1.00
Rec 2.50
Inst 1.00
4.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 FEB 18 PM 2:34
JUDGE OF PROBATE

Fannie Mae Shoop (Seal)
Fannie Mae Shoop

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fannie Mae Shoop, a single woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, A. D., 19 85

WILLIAM R. JUSTICE
NOTARY PUBLIC
Form 31-A

William R. Justice
Notary Public