

✓ 212 Morris Avenue
Birmingham, Alabama 35203

J. R. Calder
1824 Port South Lane
Alabaster, AL 35007

117

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Thousand (\$9,000.00) Dollars plus assumption of the mortgage below stated, to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, Charles A. Eison, Sr. and wife, Cathy R. Eison, (herein referred to as grantor, whether one or more), grant bargain, sell and convey unto J. R. Calder and Darlena Calder, Husband and Wife, (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 66, according to the Survey of Portsouth Third Sector, as recorded in Map Book 7, Page 110 in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

As part of the consideration herein, the grantees do assume that certain mortgage to Engel Mortgage Company, Inc. in Mortgage Book 404, page 646, Shelby County, Alabama.

Subject to the following:

019 M&G 709
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Taxes due in the year 1985, a lien, but not yet payable.

Mineral and mining rights and all rights incident thereto excepted in Deed Book 246, Page 97 and Deed Book 259, Page 179.

Easements, restrictions, rights-of-way of record

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, 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) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee herein; and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And Charles A. Eison, Sr. and wife, Cathy R. Eison, do for themselves and for their heirs, executors, and administrators, covenant with the said grantees, and grantee's heirs and assigns, that they lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Charles A. Eison, Sr. and wife, Cathy R. Eison, have a good right to sell and convey the same as aforesaid; that Charles A. Eison, Sr. and wife, Cathy R. Eison, will and their heirs, executors and administrators shall warrant and defend the same to the said grantee and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Charles A. Eison, Sr. and wife, Cathy R. Eison, have hereunto set their hand(s) and seal(s), this 26th day of February, 1982.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA TEXAS
DALLAS
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles A. Eison, Sr. and wife, Cathy R. Eison, 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 26th day of February, 1985.



Carolyn Maxhimer
Notary Public
CAROLYN MAXHIMER
COMMISSION EXP: 6-15-88

BOOK 019 PAGE 710

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

1985 MAR -4 AM 9:59

Thomas J. Shadley, Jr.
JUDGE OF ESTATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>9.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>15.00</u>