

583

SEND TAX NOTICE TO:

(Name) Kenneth A. Smith

(Address) 4215 Park Circle
Helena, AL 35080

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 Nine Thousand and no/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,

John C. Burfening and wife, Jeralyn Burfening

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

Kenneth A. Smith and Sherri L. Smith

(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 8 in Block 1, according to the Amended Map of Plantation
South First Sector as recorded in Map Book 7, page 173, in the
Probate Office of Shelby County, Alabama.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>9.00</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>

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

1985 APR 10 AM 11:38

Thomas W. Burfening
JUDGE OF PROBATE

Subject to taxes, easements and restrictions of record

TOTAL \$ 12.50

And as further consideration the grantee herein expressly assume
and promise to pay that certain mortgage to Engel Mortgage Co., Inc.
as recorded in Real Vol. 402 page 812 in said Probate Office according
to the terms and conditoin of said mortgage and the indebtedness
thereby secured.

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 (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, other than those 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

day of March, 19 85.

WITNESS:

(Seal)

(Seal)

(Seal)

John C. Burfening (Seal)
Jeralyn Burfening (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John C. Burfening and wife, Jeralyn Burfening
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 22 day of March, 19 85 A. D., 19

Twila Roseann Hock

Notary Public.
COMMISSION EXPIRES DECEMBER 12, 1989