

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
Birmingham, AL 35209

(Address) 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 GRANTEEES 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 GRANTEEES) 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

I CERTIFY THIS
INSTRUMENT WAS FILED

1985 APR 10 AM 11:38

JUDGE OF PROBATE

Mortgage Tax \$

Deed Tax \$ 9.00

Mineral Tax

Recording Fee \$ 2.50

Index Fee \$ 1.00

TOTAL \$ 12.50

Subject to taxes, easements and restrictions of record

BOOK 023 PAGE 619
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 conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that I (we) am (are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, other than those 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 GRANTEEES, 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, 1985.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

John C. Burfening
Jeralyn Burfening

STATE OF ALABAMA

SHENBY 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 is 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

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A. D. 19

Jurilla Roseann Hock
Notary Public
Commission Expires December 12, 1988