

SEND TAX NOTICE TO:  
Robert S. Weber  
3322 McGregor Moor  
Birmingham, AL

1045

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty One Thousand Five Hundred and 00/100 DOLLARS  
and the assumption of the mortgage recorded in Vol. 347, page 62 in the Probate Office  
of Shelby County, Alabama,  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James E. Ball, Jr. and wife, Vicki H. Ball

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

Robert S. Weber and Cherylle A. Weber

(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 10 Block 3, according to the survey of Kerry Downs as recorded in Map Book 5, page 135 and 136 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, building lines, mineral and mining rights and rights of way of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

BOOK 027 PAGE 862

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, we have hereunto set our hand(s) and seal(s), this 15th day of May, 19 85

WITNESS:

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

Deed TAX 6.50  
Rec 2.50  
Jud 1.00  
65.00  
1985 MAY 21 AM 11:18 (Seal)  
Thomas W. Swanson, Jr. (Seal)  
JUDGE OF PROBATE

James E. Ball, Jr. (Seal)  
James E. Ball, Jr.

Vicki H. Ball (Seal)  
Vicki H. Ball

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Ball, Jr. and wife, Vicki H. Ball 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 15th day of May, A. D., 19 85

[Signature]  
Notary Public