

363

(Name)

(Address)

This instrument was prepared by

(Name) J. Michael Joiner

(Address) P.O. Box 1012, Alabaster, Alabama 35007

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five Thousand and no/100th (\$75,000.00) ----- DOLLARS

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

Larry J. Burns and wife, Sharon A. Burns

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

Jeffrey L. Williams and wife, Martha S. Williams

(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 63, according to the Survey of Scottsdale, Third Addition, Phase II, as recorded in Map Book 9, page 12 in the Probate office of Shelby County, Alabama

Mineral and mining rights excepted

Subject to easements, taxes and restrictions of record

\$71,250.00 of the above recited purchase price has been paid by a mortgage loan closed simultaneously herewith.

BOOK 036 PAGE 898

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

1985 AUG -7 AM 9:16

Thom A. Shanks, Jr.  
JUDGE OF PROBATE

# RECORDING FEES

Mortgage Tax	\$	
Deed Tax		4.00
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	7.50

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 5th

day of August, 1985

WITNESS:

(Seal)

(Seal)

(Seal)

Larry J. Burns (Seal)  
Sharon A. Burns (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry J. Burns and Sharon A. Burns are signed to the foregoing conveyance, and who are known to me, and known to me 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 5th day of August, A.D., 1985

Notary Public.