

Sent via airmail to
Dr & Mrs. John A Farmer
2409 Regent Ln
B'ham, AL. 35226

This instrument was prepared by

(Name) Thomas L. Foster, Attorney
(Address) 513 North 21st Street, B'ham, Alabama 35203

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sevanty Thousand Six Hundred and NO/100 (70,600.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mickey A. Greene and Sharon L. Greene, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto
John A. Farmer and Maureen Farmer, 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 25, in Block 1, according to the Map and Survey of Southwind, Second Sector, as recorded in Map Book 6, page 106, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to ad valorem taxes for the current tax year.

Also subject to easements and restrictions of record.

\$62,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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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 23rd

day of August, 19 85

WITNESS: STATE OF ALABAMA SHELBY CO. I CENTER THIS INSTRUMENT FILED 1985 AUG 27 AM 10:31
Mickey A. Greene (Seal) Sharon L. Greene (Seal)
_____ (Seal) _____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mickey A. Greene and Sharon L. Greene, husband and wife 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 23rd day of August, A. D., 1985

Form 31-A Thomas L. Foster

[Signature]
Notary Public