

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Manuel Kromer, a divorced man; and Darlene Kromer, a divorced woman
herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Claude B. Gable and Marjorie Gable

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in -----

Shelby County, Alabama to-wit:

Lots 7, 8, 9, and 10, Block 6 according to survey of Legion Heights,
being situated in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 30, Township 18, Range
2 East, Sterrett, Shelby County, Alabama, as shown by Map Book 3,
Page 70 of said survey on record in the Probate Office of Shelby County,
Alabama.

BOOK 044 PAGE 989

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 9th
day of October, 19 85.

WITNESS:

(Seal)

(Seal)

(Seal)

Manuel Kromer (Seal)
Manuel Kromer

Darlene Kromer (Seal)
Darlene Kromer

STATE OF ALABAMA

SHELBY

COUNTY

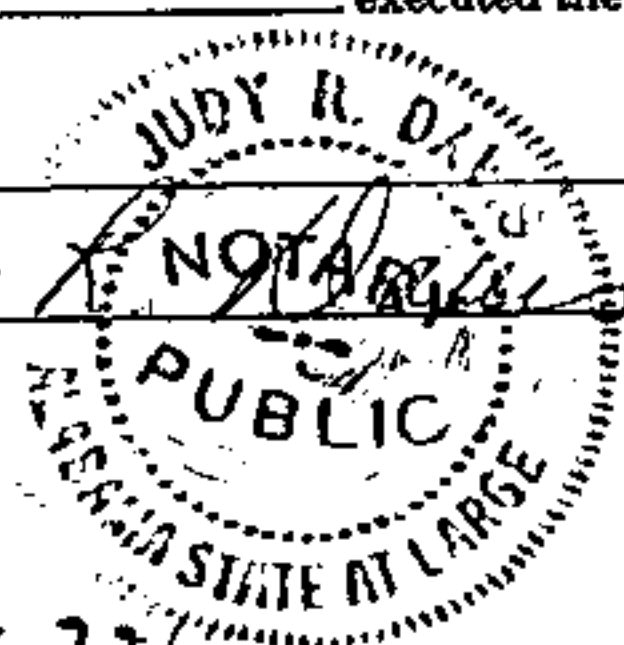
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Manuel Kromer, a divorced man
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 9th day of October, A. D., 19 85

Form 31-A

ACKNOWLEDGMENT CONTINUED ON REVERSE SIDE



Rt 2 Box 22
Vincent, AL 35172

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Darlene Kromer, a divorced woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 1985.

Judy R. Davis
Notary Public



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

1985 OCT 15 PM 1:40

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Deed TAX 2.00
Rec 5.00
Ind 1.00
8.00

028 336 440 KHS Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

