

1446

(Name) Raymon E. Brown
(Address) 912 Colonial Drive
Alabaster, AL 35007

This instrument was prepared by

(Name) Julie B. Di Vito
(Address) 116 Bell Street
Gardendale, AL 35071

IM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand Three Hundred and NO/100 DOLLARS
and the assumption of the mortgages recited below

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gary B. Wilson and wife, Jo Ellen Wilson

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

Raymon E. Brown and wife, Sara N. Brown

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 3, according to the Survey of Valley Forge, as recorded in Map Book 6,
Page 60, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to:

- (1) 1985 ad valorem taxes
- (2) Building setback line of 50 feet reserved from Clonial Drive as shown on the recorded plat
- (3) Public utility easements as shown by recorded plat, including a 10 foot easement on the East side
- (4) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 12, Page 756, in the Office of the Judge of Probate, Shelby County
- (5) Permit to South Central Bell as shown by instrument recorded in Deed Book 294, Page 582, in the Office of the Judge of Probate, Shelby County

Further, this conveyance is made subject to, and the grantees herein expressly agree to assume and pay, according to their terms and tenor, the following mortgages:

- (6) Mortgage from Michael Lee Ray and Brenda P. Ray to Engel Mortgage Company, Inc. recorded in Mortgage Book 361, Page 701, in the Office of the Judge of Probate, Shelby County
- (7) Mortgage from Gary B. Wilson and Jo Ellen Wilson to Michael Lee Ray and Brenda P. Ray, recorded in Real 34, Page 873, in the Office of the Judge of Probate, Shelby County.

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, the undersigned, have hereunto set our hands and seal(s), this 21st

day of November, 1985

WITNESS: INSTRUMENT NO. 1350
1085 NOV 21 PM 1:54

Judge

Rec 1350
100
1700

Gary B. Wilson
Jo Ellen Wilson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, Julie B. Di Vito, a Notary Public in and for said County, in said State,
hereby certify that Gary B. Wilson and wife, Jo Ellen Wilson
whose name S are signed to the foregoing conveyance, and who
on this day, that, being informed of the contents of the conveyance they
on the day the same bears date, executed the same voluntarily

Given under my hand and official seal this 21st day of November, A. D., 19 85

My commission expires 2-19-88

Julie B. Di Vito

Public

Return to: Julie B. Di Vito
Box 24
Gardendale, AL 35071