

SEND TAX NOTICE TO:

(Name) Morris E. Padgett, Jr.

(Address) 1642 Ridge Rd.
B'ham, AL 35209

This instrument was prepared by

(Name) Harold D. Rice 51

(Address) 1804 7th Pl., NW Birmingham, AL 35215

FM 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,

18, 228.07

That in consideration of FORTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 ----- DOLLARS
(\$44,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Daniel L. Lyles and wife Dorothy N. Lyles

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

✓ Morris E. Padgett, Jr. and wife Amy S. Padgett
(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 19, according to survey of Riverchase Country Club, Third Addition as recorded in Map Book 7 page 53 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

As part of this transaction Grantees agree to assume the mortgage to The Harbert-Equitable Joint Venture dated April 16, 1982, and recorded in Mortgage Book 419 page 972, in the amount of \$25,671.93.

Subject to easements, restrictions, and reservations of record.

BOOK 051 PAGE 62

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 19th

day of September, 1984

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 DEC -2 PM 12:46

Daniel L. Lyles (Seal)

Dorothy N. Lyles (Seal)

DOROTHY N. LYLES (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, Harold D. Rice, a Notary Public in and for said County, in said State,

hereby certify that the above signed
whose names 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 19th day of September, 1984
[Signature]
Notary Public.