

1151

800.00

B. K. M.

This instrument was prepared by

(Name) MARY JAMES(Address) CALERA, ALABAMAWARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTYThat in consideration of TEN-DOLLARS & NO/100-----DOLLARS

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

MARY JAMES A SINGLE WOMAN

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

BOBBY WAYNE MAHAFFEY AND WIFE JEANIE MARIE MAHAFFEY

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

SHELBY County, Alabama to-wit:

A parcel of land being 95 feet East and West and 75 feet North and South and being known and described as the South $\frac{1}{2}$ of the Following described property to wit:

Two houses and lots situated in the Town of Calera and described as follows: Commencing at the Southwest corner of that certain parcel or lot of land deeded to T.J. Whatley on the 21st day of November, 1883, by Helen N. Boyle; Thence North of East one degree 150 feet; Thence West of North one degree 95 feet; Thence South of West one degree 150 feet; Thence east of South one degree 95 feet to the point of beginning, being the two houses built on the lots purchased by S.J. Jernings from T.J. Whatley on December, 1886. Situated in Block 8 and adjoining the R.O.W. on the East side of the L & N Railroad.

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 22601
TAMPA, FLORIDA 33622

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, I have hereunto set my hand(s) and seal(s), this 25th day of April, 1986

WITNESS:

STATE OF ALA SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

(Seal)

1985 MAY 19 AM 11:11

(Seal)

4.50

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Lisa Ann J. Welens, a Notary Public in and for said County, in said State, hereby certify that Mary James a single 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 has executed the same voluntarily on the day the same were dated.

Given under my hand and official seal this 25th day of APRIL, A. D., 1986

Form 31-A



Lisa Ann J. Welens
Notary Public.

MY COMMISSION EXPIRES NOVEMBER 7, 1988

072 PAGE 488

BOOK