

SEND TAX NOTICE TO:

William D. Rhode  
(Name) 5122 Rye Circle  
Helena, AL 35080  
(Address)

496

This instrument was prepared by

(Name) William H. Halbrooks, Attorney  
Suite 820 Independence Plaza  
(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

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

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

That in consideration of Four Thousand Four Hundred Fifty Six and no/100- DOLLARS  
And the assumption of the mortgage herein:

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

David C. Cofield and wife, Gail L. Cofield  
(herein referred to as grantors) do grant, bargain, sell and convey unto

William D. Rhode and Ramona H. Rhode  
(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 4, according to the Survey of Shannon Glen, as recorded in Map Book 7, page 94, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assumes and promise to pay that certain mortgage to Guaranty Federal Savings and loan Assoc as recorded in Real Vol. 444, page 16 and assigned to Sunshine Mortgage Corp as recorded in Misc Book 55, page 733, in said Probate Office according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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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 K(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (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 31st day of July, 1986

WITNESS:

1. Dead Tax \$ 4.50  
2. Map Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 8.00  
STATE OF ALABAMA  
JEFFERSON COUNTY  
JUDG. OF PROBATE

David C. Cofield (Seal)  
Gail L. Cofield (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David C. Cofield and wife, Gail L. Cofield 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. 31st July 86

Given under my hand and official seal this day of July A. D., 1986

William H. Halbrooks  
Notary Public.