

This instrument was prepared by

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(Address) P.O. Box 1012 Alabaaster, AL 35007

Send Tax Notice To: John C. Oakes
name

2022 Mt. View Estates Maylene, AL
address 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight thousand and no/100 (\$8,000.00) ----- DOLLARS

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

William O. Meeks and wife Harriet S. Meeks

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

John C. Oakes and wife Flora S. Oakes

(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 11, in Block 1, according to the survey of Mountain View Estates, as recorded in Map Book 4 page 19 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Stockton, Whatley, Davin & Company, as recorded in Real 79 Page 432; which said mortgage was transferred and assigned to First Southern Federal Savings and Loan Association in Real 115 Page 222, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: 2022 Mt. View Estates
Maylene, AL 35114

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 18th day of September, 1987.

WITNESS:

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

Dead Tax \$ 8.00 (Seal)

Mtg. Tax (Seal)

Recording Fee 2.50 1987 SEP 21 AM 9:43 (Seal)

Indexing Fee 1.00 (Seal)

TOTAL 11.50 (Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William O. Meeks and wife Harriet S. Meeks whose name s are 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, A. D., 1987