

904
SEND TAX NOTICE TO:(Name) Billy E. Golden, Sr.
Route 4, Box 260
(Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) Larry R. Newman, Attorney at Law (without examination or opinion)(Address) 604 38th Street South, Birmingham, Alabama 35222Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCESTATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.
SHELBY COUNTY }That in consideration of Three Thousand Six Hundred and No/100----- DOLLARS
and the assumption of a mortgage in the principal amount of \$22,688.02, more or less
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Billy E. Golden, Jr. and Sharron W. Golden, husband and wife

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

Billy E. Golden, Sr. and Anne K. Golden

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

Shelby

County, Alabama to-wit:

Lot No. 12 in Block No. 2 of the G. A. Nabors Addition to the Town of
Wilton, Shelby County, Alabama, as recorded in Map Book 3, page 33 in
the Probate Office of Shelby County, Alabama, and being further described
as being a part of Section 8, Township 24, Range 12 East.Subject to current taxes, easements, restrictions, covenants and rights
of way of record.PAGE 285
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BOOK 285
Grantees expressly agree to assume that certain mortgage executed by Billy
E. Golden, Jr. and wife, Sharron W. Golden to MortgageAmerica, Inc., dated
March 12, 1979, and recorded in Mortgage Book 389, page 529, in the Probate
Office of Shelby County, Alabama.STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 FEB 15 AM 11:16

Sharron W. Golden, Jr.
JUDGE OF PROBATE1. Deed Tax \$ 4.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 7.50TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 15th
day of February, 1988.

WITNESS:

Aelia E. Scott (Seal)
David E. Reid (Seal)
Shirley L. Darris (Seal)Billy E. Golden, Jr. (Seal)
Sharron W. Golden (Seal)STATE OF ALABAMA }
COUNTY }I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Billy E. Golden, Jr. and Sharron W. Golden
whose name is 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 15th day of

February, A. D., 1988

Lebra L. Shelton Notary Public

My Commission Expires: