

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 35222

Form TICOR 5200 1-84  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

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 GRANTEES 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 GRANTEES) 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.

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

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>4.00</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.50</u>

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 15th

day of February, 19 88

WITNESS:

*Helena 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 S 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., 19 88

*Diana L. Shelton*  
Notary Public.

My Commission Expires:

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