

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA,
SHELBY COUNTY.

938

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy Thousand & 00/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Richard G. Karr and Harriett Dee Karr, Husband and Wife

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto HARRY B. WILLIAMS and EMILY D. WILLIAMS, as joint tenants, with right of survivorship (herein referred to as GRANTEE(S), heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama.

Lot 7, according to the Survey of Meadow Brook*8th Sector, as recorded in Map Book 8, page 57, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the current year.
2. Existing easements, restrictions, rights of way, limitations, if any of record.

BOOK 222 PAGE 159

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

89 JAN 13 AM 10:40

Thomas W. Scarborough, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 170.00
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 173.50

**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.

*as joint tenants, with right of survivorship
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER. **

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 30 day of August, 1988

WITNESS:
Robert L. Montgomery Jr.
[Signature]

Richard G. Karr (L. S.)
Richard G. Karr
Harriett Dee Karr (L. S.)
Harriett Dee Karr
(L. S.)

THE STATE OF ALABAMA,
Jefferson COUNTY.

I, CLARENCE R. HILL, a Notary Public in and for said State Alabama hereby certify that Richard G. Karr and Harriett Dee Karr

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.
Given under my hand and official seal this 3rd day of August 1988

Clarence R. Hill
Notary Public.