

STATE OF ALABAMA §

SHELBY COUNTY §

999

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixteen Thousand and NO/100 (\$16,000.00) Dollars to the undersigned COOSA PINES FEDERAL CREDIT UNION, herein referred to as Grantor, in hand paid by THOMAS W. TOWNLEY AND WIFE, SHARON B. TOWNLEY, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 27 of the property of Charles W. Mobley as shown on a plat prepared by Norman D. Deloach, Ala. R.L.S. No. 8760 dated May 2, 1983, recorded in Map Book 8, Page 124, in the Probate Office of Shelby County, Alabama.

Title is conveyed subject to that Statutory Right of Redemption which is held by Paul Allred and wife, Merrittia Allred, as a result of that foreclosure sale held on June 29, 1988.

BOOK 222 PAGE 257

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors and administrators covenants with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and on its behalf, and the corporate seal to be hereunto affixed., on this the 19th day of December, 1988.

COOSA PINES FEDERAL CREDIT UNION

BY: Charles W. Evans
Charles W. Evans, Manager

ATTEST:

John W. Washam, Jr.
Secretary

STATE OF ALABAMA §

TALLADEGA COUNTY §

I, the undersigned authority, in and for said County in said State, hereby certify that Charles W. Evans and John W. Washam, Jr., whose name as Manager and Secretary of Coosa Pines Federal Credit Union, a Corporation, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same, as such officers and with full authority, voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal this the 19th day of December, 1988.

Dail G. Luker
Notary Public

THIS INSTRUMENT PREPARED BY:
COOSA PINES FEDERAL CREDIT UNION
COOSA PINES, ALABAMA 35044

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN 13 PM 2:45

Thomas W. Shawcross, Jr.
JUDGE OF PROBATE

1. Doc. Tax \$ 16.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 22.00