

Send Tax Notice To:
Charles Acker
2597 Chandalar Lane
Pelham, AL 35124

This Instrument Was Prepared By:

221

Frank K. Bynum, Esquire
2100 SouthBridge Parkway #650
Birmingham, Alabama 35209

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of SIXTEEN THOUSAND TWO HUNDRED EIGHTY AND NO/100 DOLLARS (\$16,280.00) and the assumption of the hereinafter described mortgage to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, BOBBY BELL, an unmarried man, (herein referred to as Grantor) does grant, bargain, sell and convey unto CHARLES K. ACKER AND LILA F. ACKER (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 56, according to the Map and Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

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

As part of the consideration herein, Grantees agree to assume and pay the unpaid principal balance of that certain mortgage to Leedy Mortgage Company, Inc., recorded in Mortgage Book 373, Page 920 and transferred and assigned to Federal National Mortgage Association, by instrument recorded in Misc. Book 24, Page 225, Probate Office of Shelby County, Alabama.

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 and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 23rd day of March, 1989.

Bobby Bell
Bobby Bell

"Corley"

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BOBBY BELL, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of March, 1989.

Frank M. Byrum
Notary Public

My Commission Expires: 11/20/92

zacker

BOOK 233 PAGE 379

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

89 APR -5 AM 9:47

James G. Summerville, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ 16.50
2. Mtg. Tax 5.00
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 22.50

16.50
5.00
1.00
22.50