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This instrument was prepared by
(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Al. 35216
#057/92

Send Tax Notice To: John Mosley
name 1101 Dearing Downs Dr.
Helena, Al. 35080
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA
Shelby COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty-four thousand one hundred forty-six and 13/100 (34,146.13) DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jennifer Bates, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

John J. Mosley and Debbie N. Mosley
(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 31, according to the Survey of Dearing Downs, as recorded in Map Book 6,
page 136 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Dennis Harold Penn to Colonial Mortgage Company which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Mortgage Book 393, page 937 along with Agreement as recorded in Misc. Book 45, page 852. And for the same consideration Grantees hereby assume the obligations of Dennis Harold Penn, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

A second purchase money mortgage from Grantees to Grantor in the amount of \$29,746.13 which is second and subordinate to the above first mortgage and which was closed simultaneously herewith.

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, I _____ have hereunto set my _____ hand(s) and seal(s), this 14
day of February _____, 19 92

WITNESS:
92 FEB 18 AM 11:17 (Seal)

JUDGE OF PROBATE (Seal)

Jennifer Bates (Seal)
JENNIFER BATES (Seal)

1. Deed Tax	\$4.50
2. Mtg. Tax	2.50 (Seal)
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. No Tax Fee	\$
6. Certified Fee	1.00
Total	\$11.00

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Jennifer Bates, an unmarried woman 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of February _____ A. D., 19 92

Susan Cagle
Notary Public.

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