instrument was prepared by	(Address)	James A. Garrett 803 Stoneridge Dr. Helena, Al. 35080
	•	
ne) <u>Patricia K. Martin</u> 3021 Lorna Rd.	<del>_</del>	
dress Birmingham, Al. 35216		
1-1-3 Rev. 5/82 RANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP — MAGIC CITY TITLE CO	MPANY, INC., I	типонам, асавама
Sheldy COUNTY KNOW ALL MEN BY THESE P		
tin consideration of One hundred thirty-three thousand		
he undersigned grantor or grantors in hand paid by the GRANTEES herein, the Bruce F. Mosser and his wife Susan Mosser	e receipt wher	eof is acknowledged, we,
rein referred to as grantors) do grant, bargain, sell and convey unto  James A. Garrett and C. Sherilyn Garrett		•
rein referred to as GRANTEES) as joint tenants, with right of survivorship, the Shelby	e following des	crihed real estate - situated in
County	, Alabama to	vit:
Lot 374, according to the Fieldstone Park, Map Book 20, page 35 A&B in the Probate Of: situated in Shelby County, Alabama.	Third Se fice of S	ctor, Phase II, as recorded in helby County, Alabama; being
Mineral and mining rights excepted.		
Subject to: All easements, restrictions an	d rights	of way of record.
\$137,171.00 of the above mentioned purchas from a mortgage loan which was closed simu	e price v ltaneous!	as paid for y herewith.
from a mortgage loan which was closed simu	11/05 11:24	AN CERTIFIED  COUNTY JUDGE OF PROBATE  2 NEL 12.00
from a mortgage loan which was closed simu	11/05 11 # 24 SHELBY  SHELBY  orealed the interest in the shall take a	AM CERTIFIED  AM CERTIFIED  COUNTY JUDGE OF PROBATE  2 NEL 12.00  vivorship, their heirs and assigns, forever; it because the severed or terminated during the joint lives fee simple shall pass to the surviving grantee, as tenants in common.  Its covenant with the said GRANTEES, their he ree from all encumbrances, unless otherwise not land my four) heirs, executors and administrate
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, whe intention of the parties to this conveyance, that lunless the joint tenancy he grantees herein) in the event one grantee herein survives the other, the end one does not survive the other, then the heirs and assigns of the grantees herein and assigns of the grantees herein and assigns, that I am (we are) lawfully seized in fee simple of said premises; those; that I (we) have a good right to sell and convey the same as aforesaid; thall warrant and defend the same to the said GRANTEES, their heirs and assigns that I will be same to the said GRANTEES, their heirs and assigns and some the same to the said GRANTEES.	11/05 11:24 SHELBY SHELBY  or shall take a s	AM CERTIFIED  AM CERTIFIED  Wivership, their heirs and assigns, forever; it bereis severed or terminated during the joint lives fee simple shall pass to the surviving granter, as tenants in common.  The severed with the said GRANTEES, their he ree from all encumbrances, unless otherwise not land my tour) heirs, executors and administrate ainst the lawful claims of all persons.  and(s) and seal(s), this
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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, whe intention of the parties to this conveyance, that lunless the joint tenancy lengrantees herein) in the event one grantee herein survives the other, the enfonce does not survive the other, then the heirs and assigns of the grantees here.  And I (we) do for myself (ourselves) and for my (our) heirs, executors, and and sasigns, that I am (we are) lawfully seized in fee simple of said premises; thouse; that I (we) have a good right to sell and convey the same as aforesaid; thall warrant and defend the same to the said GRANTEES, their heirs and assign in WITNESS WHEREOF, we have hereunto set OUT.    October	SUSAN MESTAL SUSAN	AM CERTIFIED  AM CERTIFIED  CHAITY JUDGE OF PROBATE  12.00  Vivorship, their heirs and assigns, forever; it ben  is severed or terminated during the joint lives fee simple shall pass to the surviving grantee, a s tenants in common.  Its covenant with the said GRANTEES, their he rec from all encumbrances, unless otherwise not land my fourt heirs, executors and administrate ainst the lawful claims of all persons.  and(s) and seal(s), this
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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, where intention of the parties to this conveyance, that lunless the joint tenancy line grantees herein) in the event one grantee herein survives the other, then the heirs and assigns of the grantees here and I (well do for myself (ourselves) and for my (our) heirs, executors, and assigns, that I am (we are) lawfully seized in fee simple of said premises; thove; that I (we) have a good right to sell and convey the same as aforesaid; whill warrant and defend the same to the said GRANTEES, their heirs and assign IN WITNESS WHEREOF, we have hereunto set OUT day of October 1997.  WITNESS:  (Seal)  (Seal)	It aneous  11/05  11 = 24  SHELBY  SHELBY  Of the properties interest inter	vivorship, their heirs and assigns, forever; it berefits severed or terminated during the joint lives fee simple shall pass to the surviving grantee, as tenants in common.  It is covenant with the said GRANTEES, their here from all encumbrances, unless otherwise not land my four! heirs, executors and administrate sinst the lawful claims of all persons.  And(st and seal(s), this 31  MOSSER by Prank A. Rikard  Attorney in Fact  OSSER by Prank A. Rikard as orney in Fact  A Rikard as orney in Fact  A Notary Public in and for said County, in said S

Notary Public

Given under my hand and official seal this \_\_\_\_\_\_ day of \_\_\_\_\_ day of \_\_\_\_\_

SEND TAX NOTICE TO:

## State of Alabama County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Frank A. Rikard whose name as Attorney in Fact under Specific Durable Power of Attorney for Bruce F. Mosser and his wife Susan Mosser 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 in her capacity as such Attorney in Fact under Power of Attorney for Bruce F. Mosser and his wife Susan Mosser executed the same voluntarily on the day the same bears date.

Given under my hand this the 31 day of October, 1997.

NOTARY PUBLIC

My commission expires: 6/28/2000

11/05/1997-36241
11:24 AM CERTIFIED
SELECTION JUNE OF PROBATE
12.30

Inst # 1997-36241

