

1999

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. James Wesley Lawson

This instrument was prepared by

(Address) 5325 Cottage Circle
Birmingham, AL 35242

(Name) Smith, Hynds, Blocker, Lowther & Henderson, P.A.

(Address) Suite 1624-2121 Bldg., Birmingham, AL 35203

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred, Twenty-three Thousand and no/100 (\$123,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Allen C. Mann, Jr., and wife, Rosa W. Mann

(herein referred to as grantors) do grant, bargain, sell and convey unto

James Wesley Lawson, and wife, Kaye C. Lawson

(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 9, Block 1, according to the Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, page 19 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1988 which are a lien, but not due and payable until October 1, 1988.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$83,000.00 of the consideration was paid from the proceeds of a mortgage recorded simultaneously herewith.

| | |
|------------------|----------|
| 1. Deed Tax | \$ 40.00 |
| 2. Mtg. Tax | _____ |
| 3. Recording Fee | 2.50 |
| 4. Indexing Fee | 1.00 |
| TOTAL | 43.50 |

BOOK 169 PAGE 360

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, we have hereunto set our hand(s) and seal(s), this 29th

day of January, 1988.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
88 JAN 29 PM 1:25 (Seal)

Allen C. Mann Jr. (Seal)
ALLEN C. MANN, JR.
Rosa W. Mann (Seal)
ROSA W. MANN (Seal)

STATE OF ALABAMA
JEFFERSON

Thomas J. Snowdon, Jr.
COUNTY CLERK OF PROBATE

I, John G. Lowther, a Notary Public in and for said County, in said State, hereby certify that Allen C. Mann, Jr., and wife, Rosa W. Mann whose name 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 29th day of January, A. D. 19 88

John G. Lowther