

SEND TAX NOTICE TO:

(Name) Frank R. Tapscott  
Jill D. Tapscott  
(Address) 121 Cedar Cove Drive  
Pelham, Alabama 35124

251

This instrument was prepared by

(Name) Corretti & Newsom, Attys.

(Address) 1804 7th Avenue North, 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 SEVENTY-NINE THOUSAND AND NO/100 DOLLARS

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

Frank R. Tapscott, a married man and Robert M. Wright, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frank R. Tapscott and wife, Jill D. Tapscott  
(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 13, Block 3, according to the survey of Cedar Cove, Phase III, as recorded in Map Book 10, page 34 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for current year, 1990.
2. Building setback line of 75 feet reserved from Cedar Cove Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 20 feet on East and West sides of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 91 page 76 in Probate Office.
5. Right-of-Way granted to South Central Bell by instrument recorded in Real 91 page 133 in Probate Office.
6. Right-of-Way granted to Alabama Power Company and South Central Bell by instrument recorded in Real 99 page 466 in Probate Office.
7. Easement to Alabama Power Company as shown by instrument recorded in Lis Pendens 6 page 220 in Probate Office.
8. Mineral and mining rights are not insured.

BOOK 264 PAGE 566

\$79,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously with delivery of this deed.

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 27th

day of October, 19 89

WITNESS:	
1. Deed Tax	----- NO TAX COLLECTED
2. Mtg. Tax	----- \$
3. Notary Fee	----- \$ 2.50 (Seal)
4. Instrument Fee	----- \$ 3.00 (Seal)
5. No Tax Fee	----- \$ 1.00 (Seal)
6. Combined Stamp Fee	----- \$ 1.00 (Seal)
<b>Total of Alabama</b>	<b>----- \$ 7.50</b>
<b>JEFFERSON</b>	<b>COUNTY</b>

Frank R. Tapscott (Seal)  
FRANK R. TAPSCOTT  
Robert M. Wright (Seal)  
ROBERT M. WRIGHT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
89 NOV -3 AM 10:11

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank R. Tapscott, a married man and Robert M. Wright, a married man whose names 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 27th day of October, A. D., 19 89

William J. [Signature]