

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Daniel G. Myers
2307 Buckingham Place
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SIX THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$96,900.00) to the undersigned grantor, L & M HOMES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto DANIEL G. MYERS AND DONNA R. MYERS (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 18, according to the Survey of Harbor Towne, as recorded in Map Book 13, Page 74, in the Probate Office of Shelby County, Alabama.

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

\$96,066.00 of the purchase price recited above was paid from a mortgage loan 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.

BOOK 291 PAGE 491

And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, L & M HOMES, INC., the said GRANTOR, by its Secretary, Michael Miskelly who is authorized to execute this conveyance, has hereto set its signature and seal, this 10th day of May, 1990.

L & M HOMES, INC.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS BY

Michael Miskelly, Secretary

STATE OF ALABAMA 90 MAY 16 AM 9:14
COUNTY OF JEFFERSON
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. L. & M. Fee	\$ 1.00
5. Notary Fee	\$ 1.00
6. Grantee's Fee	\$ 1.00
Total	\$ 7.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL MISKELLY, whose name as Secretary of L & M HOMES, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 10th day of May, 1990.

Frank K. Bynum
Notary Public