

This instrument was prepared by

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3821 Lorna Road, Suite 110
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Send Tax Notice To: TOMMY R. PALMER
name Route 3, Box 37*
Calera, Alabama 35040
address *21st Avenue

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-THREE THOUSAND NINE HUNDRED AND NO/100 (\$43,900.00) DOLLARS

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

EDWARD B. VINSON and wife, CYNTHIA G. VINSON
(herein referred to as grantors) do grant, bargain, sell and convey unto

TOMMY R. PALMER and wife, LORETTA P. PALMER
(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 6, according to the Resurvey of Lots 1, 2, 3, 4, 6, 7, 8 and 9, in Block 264, and Lots 5 to 12, both inclusive, in Block 253, Map and Survey of Calera, a Map of which Resurvey is recorded in the Probate Office of Shelby County, Alabama, in Plat Book 3, Page 123, reference to which Map or Plat is hereby made in aid of and as a part of this description; situated in Calera, Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the years 1990 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record if any. (3) Mineral and mining rights.

\$44,166.00 is being paid the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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BOOK
1. Deed Tax
2. ...
3. ... 2.50
4. ... 3.30
5. ... 1.80
6. ...
Total 7.60

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 June, 19 90.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JUN -2 AM 9:35
(Seal)
(Seal)
(Seal)

Edward B. Vinson (Seal)
EDWARD B. VINSON
Cynthia G. Vinson (Seal)
CYNTHIA G. VINSON (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that EDWARD B. VINSON and wife, CYNTHIA G. VINSON whose name s 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 June, A. D., 19 90.

My Commission Expires: 3-10-93 James A. Holliman Notary Public.