

2,000 B'Lam

GRANTEES ADDRESS: 5301 5th Ave. N.
Lipscomb, AL 35020

This instrument was prepared by

(Name) Billy Lovett
5301 5th Ave. N.
(Address) Lipscomb, AL 35020

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 Ten dollars and other valuable considerations***** DOLLAR

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

Billy Lovett, unmarried; Joyce Finley and husband Theodore Finley
(herein referred to as grantors) do grant, bargain, sell and convey unto
Floyd E. Carlee and wife Ruth M. Carlee

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 5, Township 22 S, Range 1 E, Shelby County, Alabama, and run thence Northerly along the East line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ for 1025.31 feet to the POB. Thence continue last named course for 171 feet; thence T/L 88° 40'09" Westerly for 510 feet; thence T/L 91° 19'51" Southerly for 171 feet; thence T/L 88° 40'09" Easterly for 510 feet to the POB. Containing 2 acres, more or less.
ALSO: That certain easement of record as recorded in Deed Book 242 Page 466 in the Probate Office of Shelby County, Alabama.

BOOK 301 PAGE 549

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 20th day of June, 1990

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
WARRANTY DEED WAS FILED

90 JUL 23 AM 9:18

Billy Lovett
Billy Lovett
Joyce Finley
Joyce Finley
Theodore Finley
Theodore Finley

1 B.L. 2.00
2.50
3.50
1.00
Total: 8.50

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Billy Lovett, Joyce Finley and Theodore Finley 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 20th day of June, A. D., 1990

RET Rⁿ TO

JIM WALTER HOMES INC.

P. O. BOX 31601

TAMPA FLORIDA 33601-0601

Martha L. Hurd
Notary Public

My Commission Expires: 11-12-96