

This instrument was prepared by

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Send Tax Notice To: Patricia A. Fifield and Ralph E. Fifield

(Name) William H. Halbrooks, Attorney  
704 Independence Plaza  
(Address) Birmingham, AL 35209

name  
2008 Hawthorne Lane  
address  
Birmingham, AL 35244

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty Thousand and 00/100 DOLLARS

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

James T. Shannon and wife, Rebecca C. Shannon

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

Patricia A. Fifield and Ralph E. Fifield

(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 1302, according to the Survey of Riverchase Country Club, 21st Addition, as recorded in Map Book 9, Page 88, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$225,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Doc Fee	\$25.00
2. Transfer Tax	
3. Notary Fee	\$3.50
4. Recording Fee	\$3.00
5. Other Fees	
6. Total	\$31.50

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 July 19 90

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 JUL 25 AM 9:05

(Seal)

(Seal)

(Seal)

James T. Shannon

(Seal)

(Seal)

(Seal)

Rebecca C. Shannon

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Shannon and wife, Rebecca C. Shannon 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 20th day of July A. D., 19 90

Wini Halbrooks  
Notary Public.