

This instrument was prepared by
(Name) Ben F. Beckham, III
P. O. Box 331406
(Address) Birmingham, Alabama 35253

Send Tax Notice To: Charles E. and wife, Denise B. Bean
name
address

Inst # 1993-14151

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 SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$16,500.00) DOLLARS DOLLARS

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

CLIFFORD W. LYNCH and wife, BARBARA C. LYNCH

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

CHARLES E. BEAN and wife, DENISE B. BEAN

(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 9, according to the Amended Map of Carleton Point as recorded in Map Book 15, Page 108, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

Subject to the following:

- (1) All easements, restrictions, conditions, covenants, set back lines, rights of way, and limitations of record.
- (2) Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not on record, which would be disclosed by an accurate survey and inspection of the premises.
- (3) Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Inst # 1993-14151

05/18/1993-14151
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.00

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 14th day of May, 19 93

WITNESS:

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

[Signature] (Seal)
CLIFFORD W. LYNCH
[Signature] (Seal)
BARBARA C. LYNCH

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLIFFORD W. LYNCH and wife, BARBARA C. LYNCH 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 14th day of MAY A. D., 19 93

[Signature]
Notary Public.