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Shelby Cnty Judge of Probate, AL  
05/28/2002 09:01:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Mindy B. Lloyd  
Shaun Vick  
340 Wade Drive  
Montevallo, AL 35115

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-five thousand and 00/100 (\$75,000.00) DOLLARS [the entire amount of which is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, George H. Townsend, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Mindy B. Lloyd and Shaun Vick (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lots 14 and 15, in Block 1, according to the Map of Wilmont Gardens Subdivision, as recorded in Map Book 4, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above described property is not the homestead of George H. Townsend, a married man.

Subject to all rights of way, easements, covenants and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.  
Subject to all applicable State and Federal right of redemption that may exist from that certain foreclosure sale as evidenced by that foreclosure deed recorded in volume 2002, page 06034, in the Probate Office of Shelby County.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this May 16, 2002.

WITNESS:

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

*George H. Townsend* (SEAL)  
George H. Townsend

\_\_\_\_\_(SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George H. Townsend, a married man, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on May 16, 2002.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 4/2/06