

This instrument was prepared by

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SEND TAX NOTICE TO:
James R. Boyce
3309 Culloden Way
Birmingham, AL 35243

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3812 OLD MONTGOMERY HIGHWAY
HOMERWOOD, ALABAMA 36609

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One hundred thirty one thousand and no/100 (\$131,000.00) DOLLARS

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

Harry J. Reeves and wife, Orena C. Reeves
(herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Boyce and Linda T. Boyce

(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 22, Block 10 according to the survey of Kerry Downs, as recorded in Map Book 5, page 135 and 136, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1983.

Subject to restrictions, easements and agreements of record.

\$ 124,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ~~land~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 5 day of August, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)

1983 AUG 10 AM 8:15
See 44-434-957 (Seal)

Texas
STATE OF ALABAMA

Columbia COUNTY

the undersigned

I, Harry J. Reeves and wife, Orena C. Reeves a Notary Public in and for said County, in said State, hereby certify that

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 5th day of August, A. D. 1983

My Commission expires: 7-7-84

Raymond A. Baez
Notary Public