

## SEND TAX NOTICE TO:

1045

(Name) Terrence L. Lamont  
 Debra S. Lamont  
 (Address) 4813 Redstick Road  
Helena, AL 35080

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
 Post Office Box 822  
 (Address) Columbiana, Alabama 35051

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Six Thousand Four Hundred & No/100----- DOLLARS  
(86,400.00)

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

Robert D. Boswell and wife, Frances C. Boswell

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

TERRENCE L. LAMONT and wife DEBRA S. LAMONT

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lot 15, Block 2, Indian Wood Forest, Third Sector, as recorded in Map Book 7, Page 104, in the Office of the Judge of Probate, Shelby County, Alabama; being situated in Shelby County, Alabama.

Sales price of this property is exactly \$86,400.00 of which \$69,100.00 was paid from a mortgage loan closed simultaneously herewith  
Subject to current taxes, existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

## RECORDING FEES

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

1985 DEC 16 AM 10:53

*Thomas A. Johnson, Jr.*  
JUDGE OF PROBATE

Mortgage Tax	\$	17 50
Deed Tax		250
Mineral Tax		
Recording Fee		1 00
Index Fee		
TOTAL	\$	21 00

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TO HAVE AND TO HOLD Unto the said GRANTEEES 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 X (we) do for ~~ourselves~~ (we) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 12  
day of November, 19 85.

WITNESS:

(Seal)

(Seal)

(Seal)

*Robert D. Boswell* (Seal)  
 Robert D. Boswell  
*Frances C. Boswell* (Seal)  
 Frances C. Boswell  
*[Signature]* (Seal)

STATE OF ~~ALABAMA~~ GEORGIA  
COBB COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert D. Boswell and wife, Frances C. Boswell, 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 12<sup>th</sup> day of November, A.D., 1985

*Porterfield, Schaefer*

Notary Public  
My Commission Expires Apr. 10, 1988  
Notary Public