

Send tax notice to: Mr. Barry K. Lovett, 5105 Old Mill Court, Helena, AL 35080

This instrument was prepared by

(Name) ROBERT O. DRIGGERS 962

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

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 Ninety Thousand and no/100----- DOLLARS

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

TOMMIE L. BAILEY and wife, LEAAN D. BAILEY

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

BARRY K. LOVETT

(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 5, according to the Map of Old Mill Trace - Third Sector as recorded in Map Book 9, Page 127, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1986 and thereafter.
2. Roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.
3. Restrictions and conditions as shown by recorded plat.
4. Restrictions as recorded in Real Volume 56, Page 391, in the said Probate Office.
5. Right of Way to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Volume 65, Page 11, in the said Probate Office.
6. Thirty foot building line as shown by recorded plat.
7. Ten foot easement across south side and ten foot easement across east side of subject property for public utilities, sanitary sewers, storm sewers and storm ditches.
8. Right of Way to Alabama Power Company as recorded in Volume 101, Page 531, in the said Probate Office.

\$72,141.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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 K(we) do for ~~XXX~~ (ourselves) and for ~~My~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (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 K(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 June, 1986

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

Deed TAX 18.00

Rec 2.50

Ind 1.00

1986 JUN 14 AM 10:58 (Seal)

21.50

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TOMMIE L. BAILEY and wife, LEAAN D. BAILEY whose names 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 June, A. D., 1986