

THIS INSTRUMENT PREPARED BY:

Jack H. Harrison

NAME:

2204 Lakeshore Drive, B'ham, Al.

ADDRESS:

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

²⁰⁷⁷
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Shelby COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Five Thousand Five Hundred Dollars

to the undersigned grantor, Lake Properties, Inc.
a corporation, in hand paid by Frank L. Shell and Emily M. Shell
the receipt whereof is acknowledged, the said Lake Properties, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Frank L. Shell and Emily M. Shell
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 9, Block A, according to the Survey of Riverview Subdivision, as
recorded in Map Book 4, Page 63, in the Probate Office of Shelby
County, Alabama.

Subject to current taxes, all mineral and mining rights outstanding,
easements, building lines and rights-of-way of record.

Subject to a purchase money mortgage in the amount of \$4,950.00
closed simultaneously herewith.

NOTARY PUBLIC, ALABAMA, State of Alabama
My Commission Expires Nov. 3, 1987

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TO HAVE AND TO HOLD Unto the said Frank L. Shell and Emily M. Shell

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 grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said Lake Properties, Inc. does for itself, its successors

and assigns, covenant with said Frank L. Shell and Emily M. Shell
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said Frank L. Shell and Emily M. Shell

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Lake Properties, Inc.

signature by Steven E. Chambers has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 5th day of April 1986

ATTEST:

LAKE PROPERTIES, INC.
By [Signature] 1986
Its: [Signature] Vice President
XXXX

Secretary.

615 No. 21st Street
Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

Shelby

COUNTY,

I, Joe Harrell, a Notary Public in and for said county in said state, hereby certify that Steven E. Chambers, whose name as President of the Lake Properties, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5th day of April, 1986.



Joe Harrell
Notary Public
Notary Public, Alabama, State at Large
My Commission Expires Nov. 2, 1987

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

1986 NOV 26 PM 1:35

F. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>5.50</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.50</u>

146-211-104