

This instrument was prepared by

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SEND TAX NOTICE TO:

(Name) Herbert M. Boyd and Emily V. Boyd

(Address) 1745 Linthicum Street
Tarrant, AL 35217

(Name) Herbert M. Boyd and Emily V. Boyd

(Address) _____

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Seven Thousand and 00/100----- DOLLARS

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

D. Evan Veal and wife Evelyn S. Veal and Herbert M. Boyd and wife Emily V. Boyd and N. Wray Allen and wife Anne S. Allen

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

Herbert M. Boyd and wife Emily V. Boyd

(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 15 according to the Survey of Chase Park Estates, as recorded in Map Book 11, page 39 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; subject to all easements, restrictions, covenants, agreements and conditions of record. Mineral and mining rights excepted.

BOOK 167 PAGE 491

1. Deed Tax \$ 57.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 5.00
TOTAL 64.50

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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 8th

day of January, 1988

WITNESS:

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

88 JAN 14 PM 12:10 (Seal)

STATE OF ALABAMA

Shelby

JUDGE OF PROBATE
COUNTY

I, Merry M. Ash

a Notary Public in and for said County, in said State,

hereby certify that D. Evan Veal and wife Evelyn S. Veal and Herbert M. Boyd and wife Emily V. Boyd and N. Wray Allen

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 8th

day of

January

A. D., 19 88

Merry M. Ash