

SEND TAX NOTICE TO:

(Name) LARRY DRAKE 4939 Caldwell Mill La.
Birmingham, Alabama 35243
 (Address) _____

This instrument was prepared by

(Name) ✓ MARK E. TIPPINS, Attorney at Law
15 Office Park Circle #150
 (Address) Birmingham, Alabama 35223

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND (\$85,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 RICHARD W. MEBIUS, JR. and his wife FLORENCE L. MEBIUS

(herein referred to as grantors) do grant, bargain, sell and convey unto
 LARRY S. DRAKE and PATRICIA P. DRAKE

(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 30 according to the survey of Old Mill Trace, as recorded in Map Book 7, page 99 a & b in the Probate Office of Shelby County, Alabama.

Less and except any and all mineral and mining rights and any and all other matters of record and any matters which can be easily disclosed by a visual examination.

Sixty seven thousand dollars of the purchase price has been provided by a purchase money first mortgage which was executed simultaneously with the deed.

BOOK 173 PAGE 436

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

88 MAR -2 AM 10:29

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

1. Deed Tax \$ 18.00
 2. Mig. Tax _____
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 21.50

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 29th

day of February, 19 88

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Richard W. Mebius, Jr. (Seal)
 RICHARD W. MEBIUS, JR.
 _____ (Seal)
Florence L. Mebius (Seal)
 FLORENCE L. MEBIUS

STATE OF ALABAMA

JEFFERSON

COUNTY

I, MARK E. TIPPINS

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

hereby certify that RICHARD W. MEBIUS, JR. AND his wife FLORENCE L. MEBIUS

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 29th day of February A. D., 19 88