

SEND TAX NOTICE TO:

(Name) R. Michael Neel and Barbara M. Neel  
M-1 TIMBER LINE APTS  
 (Address) THOMASVILLE ALA 36784

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW  
 (Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 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 TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 (\$22,500.00) DOLLARS

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

Harold J. Hall, a married man  
 (herein referred to as grantors) do grant, bargain, sell and convey unto  
 R. Michael Neel and wife, Barbara M. Neel

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

Shelby County, Alabama to-wit:

Parcel 3-A according to Map of 1986 Addition to Shelby Shores as recorded in Map Book 10, page 51, in Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Permits to Alabama Power Company as recorded in Deed Book 225, page 918 and 921; and Real Book 105, page 924, in Probate Office of Shelby County, Alabama.
3. Rights acquired by the Alabama Power Company as shown by instrument recorded in Deed Book 253, pages 116 and 120.
4. Restrictive covenants and conditions as shown on Exhibit X in Deed Book 340, page 866, at Page 880, in Probate Office of Shelby County, Alabama.
5. Restrictive covenants and conditions as shown in Real Book 154, page 925, in the Probate Office of Shelby County, Alabama.
6. Restrictions as shown on Recorded Map: All First Floor elevations of occupied structures shall be minimum of 401 M.S.L.

The property hereinabove described and conveyed does not constitute any part of the homestead of the Grantor or the Grantor's spouse.

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, I have hereunto set my hand(s) and seal(s), this

day of 1988

WITNESS:

Amy R. Charles

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

Harold J. Hall (Seal)

88 MAY - 2 PM 1:03

1. Deed Tax \$22.50 (Seal)  
 2. Mtg. Tax \_\_\_\_\_ (Seal)  
 3. Recording Fee 1.50  
 4. Indexing Fee 1.00  
 TOTAL 26.00

STATE OF ALABAMA Florida }  
 SHELBY Charlotte COUNTY }

Thomas A. Lawrence, Jr.  
 JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold J. Hall, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of April A. D., 19 88

Return to  
 Neel's

NOTARY PUBLIC STATE OF FLORIDA  
 MY COMMISSION EXPIRES 12/31/88

Notary Seal Public.

BOOK 182 PAGE 269