

SEND TAX NOTICE TO:

(Name) Matthew P. Borst
Wendy L. Borst
 (Address) 2106 Chandabrook Drive
Pelham, AL 35124

This instrument was prepared by
William H. Halbrooks, Attorney
 (Name) Suite 704 Independence Plaza
Birmingham, AL 35209
 (Address)

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Seven Thousand Five Hundred and no/100---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cynthia H. Lewis unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Matthew P. Borst and Wendy L. Borst
Herbert E. Lister and Phyllis J. Lister

(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 Survey of Chapparral Third Sector
 as recorded in Map Book 8, page 165, in the Probate Office
 of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

1. Deed Tax \$ 87.50
 2. Mtg. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 3.00
 TOTAL 93.00

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 27th
 day of June, 1988

WITNESS:

STATE OF ALABAMA }
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
88 JUL -1 AM 10:17 (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Cynthia H. Lewis
 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 she executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 27th day of June, A. D., 1988

Wm Halbrooks

Wm Halbrooks

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