

SEND TAX NOTICE TO:

(Name) Billy K. STEVENSON

(Address) 710 18th AVE S.W.
ALABASTER, AL. 35007

This instrument was prepared by

(Name) Jean C. Collum 1840

(Address) P. O. Box 59293, Birmingham, Al. 35259

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 Thirty thousand and no/100 Dollars (\$30,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jean C. Collum, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Billy K. Stevenson and wife, Brenda J. Stevenson

(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 No. 42, as shown on a map recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama, entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows: Begin at the intersection of the Northerly right of way line of 3rd Avenue West and the Westerly right of way line of Hill Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of 3rd Avenue West for 136.94 feet; thence 91 degrees, 50 minutes, 04 seconds left and run Northwesterly for 147.06 feet; thence 85 degrees, 37 minutes, 31 seconds left and run Southwesterly for 136.26 feet; thence 93 degrees, 50 minutes, 25 seconds left and run Southwesterly for 153.08 feet to the point of beginning.

This conveyance is subject to easements and restrictions of record.

Subject to that certain mortgage from Norman L. Collum and Jean C. Collum to Colonial Financial Services, Inc., dated December 26, 1978, in the amount of \$15,000.00, and recorded in Mortgage Book 387, Page 144, in the Office of the Judge of Probate of Shelby County, Al.

This property does not constitute the homestead of the grantor nor the homestead of the grantor's spouse.

(Continued on reverse side)

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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 23rd

day of August, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Jean C. Collum
Jean C. Collum (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean C. Collum, a married woman 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 23rd

day of August, 19 88
Sharon E. Dore
Public.

FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) of the above mentioned consideration was paid from the proceeds of a purchase money mortgage executed simultaneously with the delivery of this deed.

BOOK 206 PAGE 370

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

88 SEP 27 PM 3:27

Thomas A. Spivey, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 30.00
2. Mtg. Tax 5.00
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 36.00

036 005

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
TITLE Insurance
BIRMINGHAM, ALA.