

This instrument was prepared by

Send Tax Notice To: John E. Lovell, Jr.
name
1133 Willow Creek Court
address Alabaster, AL 35007

(Name) Dale Corley

(Address) 2100 SouthBridge Parkway

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA -

1156

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 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,

John E. Lovell, Jr. and wife, Mary S. Lovell

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

John E. Lovell, Jr. and wife, Mary S. Lovell

(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 84, according to the map and survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Benchmark Mortgage Corporation, recorded in Real Volume 114, Page 7, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 214 PAGE 185

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 15th day of November, 19 88

WITNESS: 50
MIX FAX _____ (Seal)
Recording Fee 2.50 88 NOV 17 PM 4:21 (Seal)
Notary Fee 1.00
TOTAL 4.00 Thomas P. Sweeney, Jr. (Seal)
JUDGE OF PROBATE

John E. Lovell, Jr. (Seal)
Mary S. Lovell (Seal)

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Lovell, Jr. and wife, Mary S. Lovell 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 15th day of November A. D., 19 88

Thomas P. Sweeney, Jr.
Notary Public