

This instrument was prepared by

Send Tax Notice To: David Ross Oxley(Name) LARRY L. HALCOMBname 5224 Valleybrook Circle(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMEWOOD, ALABAMA 35209address Birmingham, Alabama 35244WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Five Thousand Five Hundred & No/100 (135,500.00) DOLLARS

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

Tommie L. Bailey, d/b/a T. L. Bailey Construction

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

David Ross Oxley &amp; Melody Ann Oxley

(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 15, according to the resurvey of Valleybrook, Phase 11, as recorded in Map Book 12 page 12 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1989.

Subject to restrictions, building lines, transmission line permit and agreement with Alabama Power Company of record.

Subject to release of damages for sinkholes, limestone formations, and any other known or unknown surface or subsurface conditions of record.

\$ 100,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 November, 19 88

WITNESS:

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

(Seal)

Tommie L. Bailey, d/b/a T. L. Bailey Construction (Seal)

88 NOV 28 AM 9:20

1. Doc. Tax (Seal) \$ 35.50

2. Mtg. Tax (Seal)

3. Recording Fee 2504. Indexing Fee 100 General AcknowledgmentTOTAL 3900

STATE OF ALABAMA

JUDGE OF PROBATE

JEFFERSON

COUNTY

I, Larry L. Halcomb

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

hereby certify that Tommie L. Baileywhose name is signed to the foregoing conveyance, and who is known to me, acknowledged before meon 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 23rd day of November, A. D., 19 88Larry L. Halcomb

Notary Public.