

SEND TAX NOTICE TO:

(Name) W. Donald Myers

(Address) 1712 Monteagle Drive
Bessemer, AL 35023

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, AL 35216

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifty Four Thousand Eight Hundred Fifty Eight & No/100 DOLLARS

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

Douglas L. Drennen, Debra D. Ward and Joseph V. Ward all married persons

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

W. Donald Myers and wife, Laural S. Myers

(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 23, according to the Survey of Southpointe, First Sector, as recorded in Map Book 11, page 83 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$139,350.00 of the above recited purchase price was paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

The undersigned grantors hereby warrant that property conveyed is not the homestead of them or their spouses.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -1 AM 10:08

J. Dan Taylor, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 16.00

2. Mig. Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 20.50

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 29th

day of November, 1988

WITNESS:

(Seal)

(Seal)

(Seal)

Joseph V. Ward (Seal)
Debra D. Ward (Seal)
Douglas L. Drennen (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas L. Drennen, Debra D. Ward and Joseph V. Ward whose name 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 29th day of November, A. D., 1988

J. Dan Taylor

Notary Public