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This instrument was prepared by
LARRY L. HALCOMB
(Name) ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35209

Send Tax Notice To: Charles T. McKellar
name
2540 Elizabeth Drive
Helena, Alabama 35080
address

WARRANTY 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 seventeen thousand five hundred & No/100 (117,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dennis R. Boston & wife, Patricia A. Boston

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

Charles T. McKellar & Tammy S. McKellar

(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 3, according to the Map and Survey of Royal Oaks, Third Sector, Fourth Addition,
as recorded in Map Book 9, Page 8, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1989.

Subject to 30 foot building line from Elizabeth Drive and a 10 foot utility easement
along the rear lot line, as shown on recorded map.

Subject to right of way granted to South Central Bell Telephone Company by instrument(s)
recorded in Deed Book 329, Page 432.

1. Deed Tax \$
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 350

\$ 117,500.00 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, we have hereunto set our hand(s) and seal(s), this 29th
day of December, 19 88.

WITNESS:

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS FILED
89 JAN -6 PM 2: 56
(Seal)

Dennis R. Boston (Seal)
Patricia A. Boston (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Dennis R. Boston & wife, Patricia A. Boston
whose names 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 December A. D., 19 88

THE CITIZENS BANK OF WINFIELD

Larry L. Halcomb
Notary Public