

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

Send Tax Notice To: Donald Edward McArthur
name
1918 Crest Ridge Drive
Birmingham, Alabama 35244
address

917
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty Five Thousand Seven Hundred Ninety Three & 19/100 (25,793.19) DOLLARS
& the assumption of the mortgage recorded in Real Record 152 page 335, Probate Office of Shelby
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, County,
Alabama.

Frank L. LaPete & wife, Patricia S. LaPete
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald Edward McArthur & Judy Ann McArthur

(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 1213, according to the Survey of Riverchase Country Club, 19th Addition, as recorded
in Map Book 9, Page 59, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1989.

Subject to restrictions, building line, easements, permit and agreement with Alabama
Power Company and Protective Covenants of record.

Subject to encroachments over the Northeast line of said lot as shown on survey of
William J. Finley, dated September 9, 1987.

By acceptance of this deed, grantees agree to assume the debt secured by the above
mortgage.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN 13 AM 9:29

JUDGE OF PROBATE

1. Deed Tax \$26.00
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 29.50

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 seals, this 01/05/89
day of January, 1989

WITNESS:

(Seal)

(Seal)

(Seal)

Frank L. LaPete (Seal)
Patricia S. LaPete (Seal)

(Seal)

STATE OF ~~ALABAMA~~ FLORIDA
Gadsden COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Frank L. LaPete & wife, Patricia S. LaPete
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 5 day of January, A. D., 1989

Ad Johnson
Notary Public

Notary Public

SEAL