

1246

This instrument was prepared by

Send Tax Notice To: Thomas F. Comer, Jr.
name(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Al. 352161215 Southwind Dr.
address
Helena, Al. 35080WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.**STATE OF ALABAMA**Shelby COUNTY**KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Eighty-six thousand nine hundred and no/100 (\$86,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

Ray P. Neville, an unmarried man and Myra J. Neville, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas F. Comer, Jr. and Jan M. Comer

(herein referred to as GRANTEE(S)) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit: _____

Lot 38, according to the survey of Dearing Downs, First Addition, as recorded in Map Book 6, page 141, as recorded in the Probate Office of Shelby County, Alabama.

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

\$87,769.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

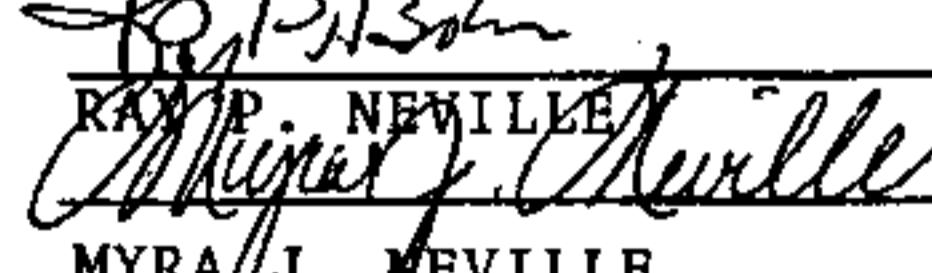
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1. Deed Tax	\$	_____
2. Mtg Tax	_____	_____
3. Recording Fee	2.50	_____
4. Indexing Fee	1.00	_____
TOTAL		3.50

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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.

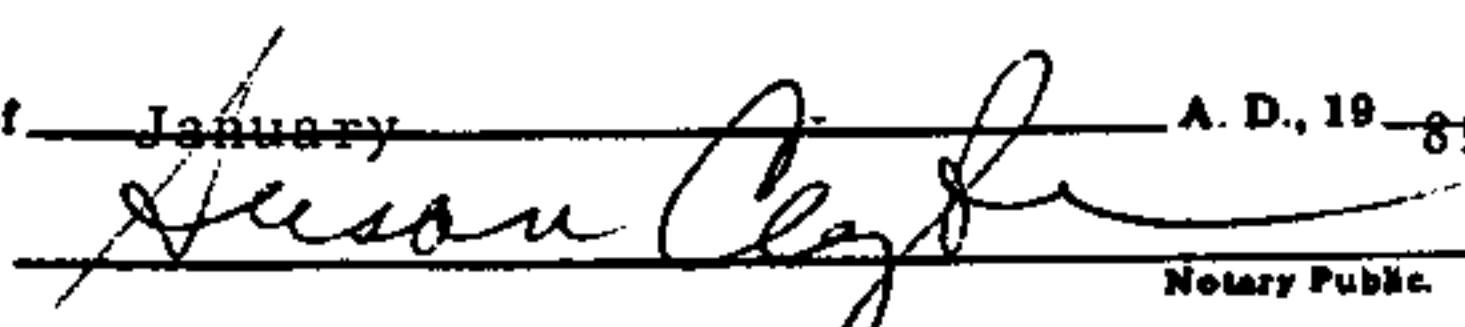
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) 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 GRANTEE(S), 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 13 day of January, 19 89WITNESS: STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS PREPARED
(Seal)

RAY P. NEVILLE (Seal)

MYRA J. NEVILLE (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY**General Acknowledgment**I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ray P. Neville, an unmarried man & Myra J. Neville, an unmarried woman 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 have executed the same voluntarily on the day the same bears date.Given under my hand and official seal this 13 day of January A. D. 19 89

 Notary Public