

1246

This instrument was prepared by

Send Tax Notice To: Thomas F. Comer, Jr.  
name

(Name) Jones & Waldrop  
1009 Montgomery Highway  
(Address) Birmingham, Al. 35216

1215 Southwind Dr.  
address  
Helena, Al. 35080

WARRANTY 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 GRANTEES 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 GRANTEES) 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. Mig Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 3.50

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 13  
day of January, 19 89

WITNESS:

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

(Seal)

89 JAN 18 AM 10:35

(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