

## SEND TAX NOTICE TO:

Herschell D. Giles

(Name)

2115 Pershing Road

(Address)

Birmingham Alabama 35214

This instrument was prepared by

(Name) William H. Halbrooks  
 Suite 704, Independence Plaza  
 (Address) Birmingham, Alabama 35209

Form TICOR 5400 1-84

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

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

One Hundred Sixty Five Thousand Dollars and no/100

to the undersigned grantor,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Herschell D. Giles and Jo Ann Alexander Giles

(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 survey of Jameswood First Sector, as recorded in Map Book 10, page 45 in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restriction of record.

of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

89 FEB 16 AM 10:28

*Thomas G. Shawley, Jr.*  
 JUDGE OF PROBATE

1. Deed Tax \$ 165.00

2. Mtg Tax

3. Recording Fee 2.504. Indexing Fee 10.00TOTAL 168.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of February 1989

ATTEST:

L.R.C. Development, Inc.

By

*Linda R. Lee*

President

Linda R. Lee

Secretary

Alabama  
 STATE OF Jefferson }  
 COUNTY OF

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that

Linda R. Lee

L.R.C. Development, Inc.

whose name as

President of

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 9th

day of

February

19 89

*Wm H Halbrooks*

Notary Public