

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
Birmingham, Alabama

(Address) _____ 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, L.R.C. Development, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES 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 GRANTEEES) 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.

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BOOK

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
Linda R. Lee
JUDGE OF PROBATE

1. Deed Tax \$16500
2. Mtg Tax _____
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 16850

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

Alabama
STATE OF Jefferson
COUNTY OF }

I, the undersigned

State, hereby certify that

Linda R. Lee

whose name as

President of

a Notary Public in and for said County in said

L.R.C. Development, Inc.

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

W.H. Halbrooks

Notary Public