

This instrument was prepared by

247

Send Tax Notice To: RONALD D. DEWBERRY
name
4510 OLD TAVERN ROAD
BIRMINGHAM, ALABAMA 35243
address

(Name) ANTHONY D. SNABLE, ATTORNEY
2700 HIGHWAY 280 SOUTH, SUITE 101
(Address) BIRMINGHAM, ALABAMA 35223

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of EIGHTY THOUSAND DOLLARS AND NO/100 (\$80,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LESTER TOM PRICE, A SINGLE MAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

RONALD D. DEWBERRY AND KATHIE DEWBERRY

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A"

SUBJECT TO AD VALOREM TAXES FOR THE CURRENT TAX YEAR.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

\$ 80,808.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HEREWITH.

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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, I have hereunto set MY hand(s) and seal(s), this 31st
day of March, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

Lester Tom Price (Seal)
LESTER TOM PRICE (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that LESTER TOM PRICE, A SINGLE MAN
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of March A. D., 1989

Return to:
Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
Birmingham, Alabama 35223

Julie F. Yeager Notary Public.
My Commission Expires October 8, 1990

EXHIBIT "A"

LOT 1, OLD VIRGINIA, (SUBDIVISION) AS RECORDED IN MAP BOOK 7, PAGE 117,
IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1989 APR -5 AM 11: 20

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Doc. Tax	\$	<u> </u>
2. Mtg Tax		<u> </u>
3. Recording Fee		<u>500</u>
4. Indexing Fee		<u>100</u>
TOTAL		<u>600</u>