

This instrument was prepared by

(Name) Jasper P. Juliano

(Address) 600 N. 20th St. Birmingham, AL 35203

Send Tax Notice To: John and Nancy Britton

name

604 Ruby Drive

address

Alabaster, AL 35007

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$15,000.00 (Fifteen Thousand) (\$1,256.55) DOLLARS of which has been paid, buyers to execute note secured by a mortgage for remaining balance, to the undersigned grantor or grantors ~~hereinafter named by the GRANTEE~~ John N. Bethay and LaVerne H. Bethay (husband and wife)

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

John Britton and Nancy Britton (husband and wife)

(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 No. 41 Deer Spring Estates, first edition, as recorded in Map 5, page 55, in the office of the Probate Judge of Shelby County, Alabama, and being situated in the NW one fourth of Section 20, TP-20-S, Range - Number 2 - West, Shelby County, Alabama.

MINERAL AND MINING RIGHTS ACCEPTED.

Subject to easements for public utilities, pipe lines as shown by Map of said subdivision.

Subject to mortgage securing note executed in favor of grantors, John N. Bethay and LaVerne H. Bethay.

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 8th day of March, 1989

WITNESS:

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

89 APR 28 PM 2:06

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF PROBATE

deed tax - 1.50
2.50
2.00
6.00

General Acknowledgment

I, Rebecca G. Grainger, a Notary Public in and for said County, in said State, hereby certify that John N. Bethay and LaVerne H. Bethay whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, A. D., 1989

Rebecca G. Grainger
Notary Public.