

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

664

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FOUR THOUSAND NINE HUNDRED & 00/100— (\$84,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael R. Jameyson and wife, Dianne M. Jameyson (herein referred to as grantors), do grant, bargain, sell and convey unto Robert E. Tingle, Jr. and Melanie L. Nivens, single individuals (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 242 PAGE 190

Lot 20, according to the Survey of Hamlet, 5th Sector, as recorded in Map Book 9, Page 70, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$79,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 913 5th Court N.W. Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 6th day of June, 1989.

- 1. Deed Tax \$ 6.00
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 2.00
- TOTAL 10.50

STATE OF ALA. SHELBY COUNTY
 I CERTIFY THAT
 THE FOREGOING IS
 A TRUE AND CORRECT
 COPY OF THE ORIGINAL
 89 JUN -9 AM 11:27
 JUDGE OF PROBATE

Michael R. Jameyson (SEAL)
 Michael R. Jameyson
Dianne M. Jameyson (SEAL)
 Dianne M. Jameyson

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Michael R. Jameyson and wife, Dianne M. Jameyson 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 6th day of June A.D., 1989

[Signature]

 Notary Public