

SEND TAX NOTICE TO:

(Name) Diane Lee
 4538 Lake Valley Dr.
 (Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.
 2100 Southbridge Parkway
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Diane Lee, a single woman

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

Diane Lee and Jacqueline Rosser

(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 13, according to the Map of Southlake Townhomes, as recorded in Map Book 12, Page 78 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1989 which are a lien but are not due and payable until October 1, 1989.

Existing easements, restrictions, limitations, if any, of record.

1.00
 2.50
 3.00
 6.50

1. Deed Tax \$ 1.00
 2. Mfg. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 3.00
 TOTAL 7.50

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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 19th

day of July, 19 89

WITNESS:

Stacey M. Rose

89 AUG -2 AM 10:17

Diane Lee
Diane Lee

Diane Lee

STATE OF ALABAMA }
Shelby COUNTY } MY COMMISSION EXPIRES SEPTEMBER 23, 1992

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diane Lee 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, A. D., 19 89

Stacey M. Rose

Notary Public.