

SEND TAX NOTICE TO:

JESSEE DONALD GREER, JR. and
(Name) JILL MCCOY GREER
1816 Southpointe Circle
(Address) Bessemer, Alabama 35023

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 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 One Hundred Sixty-Two Thousand and No/100 (\$162,000.00)-- DOLLARS

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

JOHN G. REAMER, JR., an unmarried man

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

JESSEE DONALD GREER, JR. and JILL MCCOY GREER

(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 9, according to the survey of Southpointe, Fourth Sector, as recorded in Map Book 13, Page 41, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1989, which are a lien, but not yet due and payable until October 1, 1989.
2. 50 foot building line as shown by recorded map.
3. Restrictions as recorded in Book 226, page 903.
4. Right of way to Alabama Power Company as recorded in Book 139, page 429; Book 230, page 786; and Book 237, page 4.

\$145,800.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax -----	\$ 16.50
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. Notary Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 23.00

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 1st

day of September, 19 89

WITNESS:

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

89 SEP 12 AM 9:50 (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } JUDGE OF PROBATE (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN G. REAMER, JR., an unmarried 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 1st day of September, A. D., 19 89