

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL. 35234

Send Tax Notice To:

Robert L. Blackman
name

404 Pinewiew Rd
address

Montevallo AL 35115

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

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Forty Eight Thousand Five Hundred and 00/100--(\$48,500.00) DOLLARS

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

Louise G. Wallace an unmarried woman & Charles G. Wallace, married

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

Robert L. Blackman and Teri L. Lally

(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 6, Block 1, according to Arden Subdivision to the Town of Montevallo, as shown by map of said subdivision recorded in Map Book 3, page 64, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. ALSO, a part of the NW 1/4 of the SE 1/4 of Section 21, Township 22 South, Range 3 West, described as follows: Begin at the Northwest corner of said Lot 6 and thence run North 5 degrees 2 minutes West a distance of 47.0 feet to the North Boundary line of NW 1/4 of SE 1/4 of said Section 21; thence North 84 degrees 27 minutes East along said boundary line a distance of 100.0 feet; thence South 5 degrees 2 minutes East 48.5 feet to the Northeast corner of said Lot 6; thence West along the North boundary of said Lot a distance of 100.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 50,050.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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 29th

day of September 19 89

1. Deed Tax --- \$ NO TAX COLLECTED

2. Notary Fee --- \$ 2.50

3. Recording Fee --- \$ 3.00

4. Lender's Fee --- \$ 1.00 (Seal)

5. Title Insurance Fee --- \$ 1.00 (Seal)

6. Other Fees --- \$ 7.50 (Seal)

Total --- \$ 15.00 (Seal)

Louise G. Wallace (Seal)

Charles G. Wallace (Seal)

89 OCT -6 AM 8:05

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise G. Wallace an unmarried woman & Charles G. Wallace, married 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 29th day of September A. D. 19 89

Lauren Lee Leighton Notary Public