

648

SEND TAX NOTICE TO:

(Name) Grady Scott Lovelady & Marlene H. Lovelady

(Address) 1100 Elm Drive
Alabaster, AL 35007
#58-13-8-27-4-002-094

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Nine Thousand Eight Hundred Sixty and 00/100----- DOLLARS

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

Joe Killingsworth, a married man, d/b/a Joe Killingsworth Construction

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

Grady Scott Lovelady and Marlene H. Lovelady

(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 94, according to the survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1990 which are a lien, but not due and payable until October 1, 1990.

Easements, rights of way and restrictions of record.

\$ 98,973.00 of the consideration was paid from the proceeds of a mortgage loan.

The property conveyed herein does not constitute the homestead of the Grantor, or his spouse.

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

89 NOV 13 AM 8:50

JUDGE OF PROBATE

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 20th

day of October, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

Joe Killingsworth (Seal)
Joe Killingsworth d/b/a Killingsworth Construction (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,

hereby certify that Joe Killingsworth

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 20th day of October, 19 89

Notary Public.