

THE STATE OF ALABAMA

1317

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty Nine Thousand & No/100 Dollars (189,000.00), and other valuable consideration, to the undersigned grantors, Douglas James Abercrombie and wife, Melody V. Abercrombie, in hand paid by Hope J. Brunson, A. B. Jowers and Erin C. Jowers, the receipt whereof is acknowledged, we, the said Douglas James Abercrombie and wife, Melody V. Abercrombie, do grant, bargain, sell and convey unto the said Hope J. Brunson, A. B. Jowers and Erin C. Jowers as successive joint tenants, with right of survivorship as hereinafter set out, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Meadowridge, a Residential Subdivision, as recorded in Map Book 11, Page 40 A and B, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1990.

Subject to restrictions, building line, easements, rights-of-way, agreement with Alabama Power Company and terms, agreements and rights-of-way to Alabama Power Company of record.

Subject to recorded subdivision map containing on the face of same a statement pertaining to natural lime sinks.

TO HAVE AND TO HOLD UNTO the said Hope J. Brunson, A. B. Jowers and Erin C. Jowers, as joint tenants, with the right of survivorship, successively, 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), upon the death of any one of said grantees the entire interest in said property shall vest in the two survivors, as joint tenants, with right of survivorship, and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantees herein named, but if neither grantee named survives the other or others, such as in case of death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves, and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except above named, that we have a good right to sell and convey the same as aforesaid; that we will, 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.

Larry Halecomb

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IN WITNESS WHEREOF we have hereunto set our hands and seals on this 17th day of November, 1989.

Douglas James Abercrombie
Douglas James Abercrombie
Melody V. Abercrombie
Melody V. Abercrombie

STATE OF ALABAMA
JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Douglas James Abercrombie and wife, Melody V. Abercrombie, 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 17th day of November, 1989.

Larry L. Halcomb
Larry L. Halcomb
Notary Public

My Commission Expires January 23, 1990

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THIS INSTRUMENT PREPARED BY:

Larry L. Halcomb
3512 Old Montgomery Highway
Homewood, Alabama 35209

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

89 NOV 21 AM 10:11

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	189.00
2. Notary Fee	\$	5.00
3. Recording Fee	\$	4.00
4. ...	\$	
5. ...	\$	
6. ...	\$	1.00
Total	\$	