

SEND TAX NOTICE TO:

(Name) Timothy W. Bridges
 3004 Whispering Pines Circle
 (Address) Birmingham, AL 35226

390

This instrument was prepared by

(Name) Ben L. Zarzaur, Attorney
 2125 Morris Avenue
 (Address) Birmingham, AL 35203
 FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-eight Thousand and no/100 (\$48,000.00) DOLLARS

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

James Morgan Lovejoy and wife, Wanda J. Lovejoy
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Timothy W. Bridges and wife, Lisa A. Bridges
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Subject to ad valorem taxes for the current tax year, 1990.
 Also subject to easements, restrictions and reservations of record.

\$36,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously herewith.

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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, we have hereunto set our hand(s) and seal(s), this 29th day of December, 19 89.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

James Morgan Lovejoy (Seal)
Wanda J. Lovejoy (Seal)
 _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Morgan Lovejoy and wife, Wanda J. Lovejoy whose name is 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 December, A. D., 19 89

Raven Sue Underwood

Notary Public

EXHIBIT "A"

A Parcel of land located in the NW 1/4 of the NW 1/4 of Section 36 and the NE 1/4 of the NE 1/4 of Section 35, all in Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:
Commence at the NE corner of said Section 35; thence run West along the North Section line a distance of 165.63 feet; thence turn left 95 deg. 11 min. 58 sec. a distance of 700.37 feet to the point of beginning; thence turn right 15 deg. 17 min. 55 sec. a distance of 192.15 feet; thence turn left 101 deg. 01 min. 32 sec. a distance of 147.69 feet to the edge of Lay lake; thence turn left 87 deg. 45 min. 44 sec. along said Lake a distance of 13.00 feet; thence turn right 37 deg. 46 min. 31 sec. along said Lake a distance of 58.91 feet; thence turn left 33 deg. 43 min. 53 sec. along said Lake a distance of 54.44 feet; thence turn left 18 deg. 03 min. 23 sec. along said Lake a distance of 36.83 feet; thence turn left 20 deg. 19 min. 33 sec. along said Lake a distance of 57.92 feet; thence turn left 62 deg. 10 min. 21 sec. a distance of 117.32 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a 30 foot easement for the purpose of ingress, egress and utilities, between the above described and the public road. There exists a 15 foot easement along the Westerly side of the above described property. LESS AND EXCEPT that part of the above described property lying below that certain datum plane of 397 feet above mean sea level.

Mineral and mining right excepted.

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

90 JAN -8 AM 9:26

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 12.00
2. Mfg. Tax -----	\$ 4.00
3. Recording Fee -----	\$ 5.00
4. Imp. Fee -----	\$ 3.00
5. Notary Fee -----	\$ 1.00
6. Comm. & Exp. Fee --	\$ 1.00
Total -----	\$ 21.00