

2 HE
This Instrument Was Prepared By:
Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO
Delores Stewart Lane
1414 Adams Street
Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

1000.00 Consideration

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUEABLE CONSIDERATIONS AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE (\$1.00) to the undersigned grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged DELORES STEWART LANE, an unmarried woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto KAREN WARD BAUCUM AND DON GARDNER BAUCUM (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

2.50
4.00
1.00
7.50

Lot 92, and the North 10 inches of Lot 93, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

As part of the consideration herein the grantee agrees to assume and pay the unpaid balance of that certain mortgage to First United Mortgage, Inc. in Real Volume 65, Page 180 and assigned to Colonial Mortgage Company in Real Volume 131, Page 283, Shelby County, Alabama.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seal, this 28th day of December, 1989.

INSTRUMENT WAS FILED

90 JAN 16 AM 10:50

Delores Stewart Lane

STATE OF ALABAMA

JUDGE OF PROBATE

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DELORES STEWART LANE, an unmarried woman, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 28th day of December, 1989.

Notary Public

My Commission Expires: 11/20/92
zlane.txt

BOOK 274 PAGE 458

Deed
Rec
Jud
Cert
TAX 1.00
2.50
3.00
1.00
7.50