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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

1081

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

100⁰⁰ 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
41.00
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

Deed
Rec
Cert
TAX 1.00
2.50
3.00
7.00
7.50

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.

Frank K. Bynum
Notary Public

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