

2008

This instrument was prepared by
(Name) Joyce K. Lynn

Send Tax Notice To: _____
name _____
address _____

(Address) 1109 Townhouse Road
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of EIGHTEEN THOUSAND NINE HUNDRED AND NO/100 ----- DOLLARS

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

Eric Lee Thomas and Lynn Marie Thomas
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joe Killingsworth d/b/a Killingsworth Construction
(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 48, according to the survey of Woodvale, as recorded in Map Book 12, pages 21 and 22, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1988.

Subject to easements and building line of record.

BOOK 276 PAGE 402

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

90 JAN 29 PM 2:06

Thomas A. Shavelson, Jr.
JUDGE OF PROBATE

Adm Tax	\$ 19.00
Mtg Tax	\$
Recording Fee	\$ 2.50
Indexing Fee	\$ 3.00
No Tax Fee	\$
Certified Fee	\$ 1.00
Total	\$ 25.50

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 18th day of July, 1989.

WITNESS:

Hope A. Lewis (Seal)
Hope A. Lewis (Seal)

(Seal)

Eric Thomas (Seal)
Lynn Marie Thomas (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Lee Thomas & Lynn Marie Thomas 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 18 day of July, A. D., 1989

Killingsworth Construction
P.O. Box - 392
Calera, Al. 35040

Hope A. Lewis
Notary Public.
Notary Public, Alabama, State at Large
My Commission Expires June 27, 1992