

SEND TAX NOTICE TO:

(Name) Curtis F. Rivers
 5605 Indian Crest Drive
 (Address) Helena, Alabama 35080

This instrument was prepared by

(Name) Porterfield, Scholl, Bainbridge,
Mims & Harper, P.A.
 (Address) #2 Office Park Circle/P.O. Box 7688-A
Birmingham, Alabama 35253

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

(\$189,500.00)

That in consideration of One hundred eighty-nine thousand five hundred and no/100 ----- DOLLARS

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

SUSAN E. ELLISON, a single woman
 (herein referred to as grantors) do grant, bargain, sell and convey unto
CURTIS F. RIVERS AND WIFE, JOYCE W. RIVERS

(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 3, according to the Survey of Mountain Crest Estates, as recorded in Map Book 10, Page 48, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to all easements, restrictive covenants, reservations and rights of way appearing of record affecting the property.

\$140,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 278 PAGE 406

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 90 FEB -9 PM 2: 07

Thomas A. Davidson, Jr.
 JUDGE OF PROBATE

1. Deed Tax	<u>49.50</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u>0.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>56.00</u>

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, I have hereunto set my hand(s) and seal(s), this 9th

day of February, 19 89

WITNESS:

Darlene D. Vines (Seal)
Ernestine Davidson (Seal)
Martha Granish (Seal)

Susan E. Ellison (Seal)
 (Susan E. Ellison)
 _____ (Seal)
 _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Susan E. Ellison, a single 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 day the same bears date.

Given under my hand and official seal this 9th

day of February, A.D., 19 89

Harriet Ann Barker
 P.O. Box - 488
 Notary Public in and for the State of Alabama
 My Comm. Expires May 22, 1991

Darlene D. Vines
 Public