

This instrument was prepared by

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Al. 35216
#243/89

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

Send Tax Notice To: James Benjamin Vincent, Jr
name
1030 Willow Creek Way
address
Alabaster, Al. 35007

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-three thousand nine hundred and no/100 (\$83,900.00) DOLLARS

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

Mark S. Steeley and his wife Lisa A. Steeley
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Benjamin Vincent, Jr. and Lesa Walker Vincent
(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 79, according to the Survey of Willow Creek, Phase Two
as recorded in Map Book 9, page 102 in the Probate Office
of Shelby County, Alabama. A&B

Subject to: All easements, restrictions and rights of way of record.

\$78,369.00 of the above mentioned purchase price was paid
for from a mortgage loan which was closed simultaneously herewith.

BOOK 280 PAGE 35

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

90 FEB 23 AM 11:31

James B. Vincent, Jr.
JUDGE OF PROBATE

1. Deed Tax	-----	\$ 6.00
2. Mtg. Tax	-----	\$
3. Recording Fee	-----	\$ 2.50
4. Indexing Fee	-----	\$ 3.00
5. No Tax Fee	-----	\$
6. Certified Fee	-----	\$ 1.00
Total	-----	\$ 12.50

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 21
day of February, 19 90

WITNESS:

(Seal)

(Seal)

(Seal)

Mark S. Steeley
MARK S. STEELEY
Lisa A. Steeley
LISA A. STEELEY

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Mark S. Steeley and his wife Lisa A. Steeley
whose name s are 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21 day of February, A. D., 19 90

Arsen Chyke
Notary Public