

2557

Send Tax Notice to:

(Name) Lowell A. Womack  
Betty D. Womack  
(Address) 1956 River Way Drive  
Birmingham, AL 35244

STATE OF ALABAMA)  
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$217,500.00) cash to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, R. LEON HILL and wife, DONNA P. HILL, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell and convey unto LOWELL A. WOMACK and BETTY D. WOMACK, hereinafter referred to as GRANTEES, as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, being more particularly described as follows:

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Lot 241, according to Riverchase Country Club, Ninth Addition Residential Subdivision, as recorded in Map Book 8 page 46 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

The within conveyance is subject to the following exceptions:

1. Ad valorem taxes for the year 1990 and subsequent years, said taxes are not yet due and payable until October 1, 1990.
2. Building setback line of 50 feet reserved from River Way Drive and Lake Forest Circle as shown by plat.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14, beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, and further amended in Deed Book 343, page 897 and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549 in Probate Office.
4. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 41 page 807 and covenants pertaining thereto recorded in Misc. Book 41 page 802 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127 page 140 in Probate Office.

\$ 152,500.00 of the above recited consideration was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that,

*Thomas E. Norton Jr*  
*Beasomer*

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 in and to the property described hereinabove 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 the said GRANTORS and for GRANTORS' heirs, executors and administrators do hereby covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that we have a good right to sell and convey the same as aforesaid; that we will and for 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, the undersigned GRANTORS have hereunto set their hands and seals on this the 21st day of February, 1990.

R. Leon Hill (SEAL)  
R. LEON HILL

Donna P. Hill (SEAL)  
DONNA P. HILL

1. Deed Tax	\$	<u>6500</u>
2. Mtg. Tax	\$	
3. Recording Fee	\$	<u>500</u>
4. Indexing Fee	\$	<u>300</u>
5. No Tax Fee	\$	
6. Certified Fee	\$	<u>1.00</u>
Total	\$	<u>7400</u>

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STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. LEON HILL and wife, DONNA P. HILL, 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 within conveyance, that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, 1990.

(Affix Seal)

Thistle Montoy  
Notary Public  
My commission expires: 01/24/91

This instrument was prepared by: Thomas E. Norton, Jr.  
Attorney at Law  
314 North 18th Street  
Bessemer, AL 35020  
Telephone: 426-1200

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

90 FEB 26 AM 11:49

JUDGE OF PROBATE