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JI
JEFFERSON TITLE CORPORATION

This instrument was prepared by **P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020**

(Name) J. Michael Joiner, Joiner and Kramer

(Address) P.O. Box 1012, Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-Eight Thousand Four Hundred (\$78,400.00) DOLLARS

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

Liberty Homebuilders, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul T. Arthur, and wife, Margaret H. Arthur

(herein referred to as GRANTEEES) 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 South Forty, as recorded in Map Book 11, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$90,000.00 of the above recited purchase price has been paid by a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$ 48.50
2. Mtg. Tax	\$ 0
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 0
6. Certified Fee	\$ 1.00
Total	\$ 53.00

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOP, I have hereunto set my hand(s) and seal(s), this 27th

day of February, 19 90

WITNESS:

STATE OF ALA. SHELBY CO.

(Seal)

I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

90 FEB 28 AM 11:33

(Seal)

Liberty Homebuilders, Inc.

(Seal)

by: Roger Massey, Pres

(Seal)

Roger Massey, its President

(Seal)

STATE OF ALABAMA PROBATE

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Massey, as President of Liberty Homebuilders, Inc., 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of

February

A.D., 19 90

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