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This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
Lewis A. Kellison
2309 Buckingham Place
Helena, AL 35080

4.00
5.50
2.50
12.00

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of NINETY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$92,500.00) to the undersigned grantor, L & M HOMES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto LEWIS A. KELLISON AND DEBORAH KELLISON (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 17, according to the Survey of Harbor Towne, as recorded in Map Book 13, Page 74, in the Probate Office of Shelby County, Alabama.

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

\$87,192.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, L & M HOMES, INC., the said GRANTOR, by its MICHAEL MISKELLY, Secretary, who is authorized to execute this conveyance, has hereto set its signature and seal, this 23rd day of February, 1990.

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

90 FEB 28 AM 9:59

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

L & M HOMES, INC.

By: Michael Miskelly, Sec.
Michael Miskelly, Secretary

1. Notary Fee	\$ 5.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 12.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL MISKELLY, whose name, as Secretary of L & M HOMES, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 22nd day of February, 1990.

Frank K. Bynum
Notary Public

My Commission Expires: 11/20/92

zkelli

BOOK 280 PAGE 487