

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Phillip L. Laney

2109 Bailey Brook Court
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty two thousand eight hundred & No/100 (122,800.00) DOLLARS

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

Gus E. Mehallis & wife, Pamela L. Mehallis

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

Phillip L. Laney & Kathryn S. Laney

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

See legal description on attached Exhibit "A".

Minerals and mining rights excepted.

Subject to taxes for 1990.

Subject to restrictions, easements, Riverchase sewer, agreement with Alabama Power Company and right-of-way for Alabama Power Company of record.

\$110,500.00 of the purchase price was paid from the proceeds of 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 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 28th day of February, 19 90

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Gus E. Mehallis & wife, Pamela L. Mehallis 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, A. D., 19 90

Larry L. Halcomb

Notary Public.

EXHIBIT "A"

Lot 30, Riverchase West-Dividing Ridge as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 6, page 108, less and except the following described parcel:

Beginning at the Northeast corner of said Lot 30, run in a Southwesterly direction along the North line of said Lot 30, which is the South right-of-way line of Bailey Brook Drive, for a distance of 57.42 feet, thence turn an angle to the left of 125 degrees 52 minutes 30 seconds and run in a Southeasterly direction for a distance of 97.99 feet to a Point 79.40 feet South of the Point of Beginning and also being on the East line of said Lot 30, thence turn an angle to the left of 144 degrees 07 minutes 30 seconds and run in a Northerly direction along said East line of Lot 30 for a distance of 79.40 feet to the Point of Beginning.

Also a part of Lot 29 in said subdivision, said part being more particularly described as follows:

Beginning at the Western most corner of said Lot 29, run in a Northeasterly direction along the Northwest line of said Lot 29 for a distance of 119.50 feet to the Northern most corner of said Lot 29, thence turn an angle to the right of 148 degrees 23 minutes 23 seconds and run in a Southwesterly direction for a distance of 93.37 feet, more or less, to a Point on the curved Northeast right-of-way line of Bailey Brook Court, thence turn an angle to the right and run along said curved Northeast right-of-way line for a distance of 66.50 feet, more or less to the Point of Beginning.

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

90 MAR -2 AM 11:08

Thomas W. Cunningham
JUDGE OF PROBATE

1. Deed Tax	\$ 12.50
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 21.50