

This instrument was prepared by

(Name) Jones & Waldrop
(Address) 1009 Montgomery Highway
Birmingham, Al. 35216
#078/90

Send Tax Notice To: William B. Ainsworth
name
804 Gable Dr., Bldg. 800
address Birmingham, Al. 35244

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand one hundred fifty and no/100 (\$6150.00) DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,
Hugh E. Shivers and his wife Sarah F. Shivers

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

William B. Ainsworth and Sharon Lea Ainsworth and Bonnie G. Shannon

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

Shelby County, Alabama to-wit:

Unit 804, Building 8, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327, Real Volume 50, page 340 and rerecorded in Real 50, page 942, Real 165, page 578, and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, page 325, further amended by Real 189, page 222, Real 222, page 691, Real 238, page 241 and Real 269, page 270 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44 and amended in Map Book 9, page 135, Map Book 10, page 49 and further amended by Map Book 12, page 50 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

Grantees herein, as part of the purchase price and consideration of this deed assume and agree to pay the indebtedness evidenced by that certain mortgage made by Hugh E. Shivers and wife Sarah F. Shivers to Collateral Mortgage, Ltd. which mortgage is recorded in the Office of the Judge of Probate Court of Shelby (see back page for continuation)

TO HAVE AND TO HOLD unto the said GRANTEE 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 12
day of March, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

Hugh E. Shivers (Seal)
HUGH E. SHIVERS
Sarah F. Shivers (Seal)
SARAH F. SHIVERS
Bonnie G. Shannon (Seal)
BONNIE G. SHANNON

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh E. Shivers and his wife Sarah F. Shivers whose name Sare 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 12 day of March, A. D., 1990

[Signature]
Notary Public.

County, Alabama, in mortgage record Volume 200, page 326. And for the same consideration Greentees herein hereby assume the obligations of Hugh E. and Sarah F. Shivers under the terms of the instruments and VA Regulations authorizing, creating, and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

BOOK 282 PAGE 288

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

90 MAR 14 AM 9:11

James W. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 6.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 5.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 17.50

Return to: *Joseph H. Miller*

15078-70

708 MAR 22 1964

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This Form Furnished by

STEWART TITLE OF BIRMINGHAM, INC.
SUITE 950, FAIRLEY BUILDING
1829 NORTH 3RD AVENUE
BIRMINGHAM, ALABAMA 35203
(205) 324-6583