

This instrument was prepared by

(Name) J. Dan Taylor
(Address) 3021 Lorna Road, Birmingham, Al. 35216

Send Tax Notice To: Chesley A. Andrews
name
502 Caldwell Mill Circle
address Birmingham, 35242

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTY THREE THOUSAND (\$63,000.00) DOLLARS AND THE ASSUMPTION OF ~~PREVIOUS~~
EXISTING MORTGAGE TO AMSOUTH MORTGAGE COMPANY, recorded in Mortgage Book 397, page 598 in
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Shelby County

LEE G. WILLIAMS and SHAUN B. WILLIAMS, husband and wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

CHESLEY S. ANDREWS and MARY A. ANDREWS
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
SHELBY County, Alabama to-wit:

Lot 49, according to the Survey of Old Mill Trace, as recorded in Map Book 7, page 99 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Subject to that certain mortgage, recorded in Mortgage Book 397, page 598, in the Probate Office of Shelby County, Alabama, which the Grantee assumes and agrees to pay on the terms and in the manner therein specified.

BOOK 282 PAGE 340

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

90 MAR 14 PM 12:06

Thomas A. Anderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>63.00</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>9.00</u>
4. Indexing Fee	<u>0.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>0.00</u>
Total	<u>73.00</u>

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 6th day of March, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

Lee G. Williams (Seal)
LEE G. WILLIAMS
Shaun B. Williams (Seal)
SHAUN B. WILLIAMS (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, J. Dan Taylor, a Notary Public in and for said County, in said State, hereby certify that LEE G. WILLIAMS and SHAUN B. WILLIAMS, husband and wife whose name 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 6th day of March, A. D., 1990

J. DAN TAYLOR

Notary Public.