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SEND TAX NOTICE TO:

Paul H. Norton
(Name) Shellie B. Norton
2592 Royal Court
(Address) Helena, Alabama 35080

This instrument was prepared by
John N. Randolph, Attorney
(Name) Sirote & Permutt, P. C.
2222 Arlington Avenue, South
(Address) Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/63
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifteen Thousand One Hundred and no/100----- DOLLARS
(115,100.00)

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

Patricia Y. Comer, an unmarried woman

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

Paul H. Norton and Shellie B. Norton

(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 47, according to the Survey of Royal Oaks, Third Sector, Second Addition, as recorded in Map Book 8 page 37 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 30 feet reserved from Royal Court as shown by plat.
3. Public utility easements as shown by recorded plat, including a 94 foot easement covering the East 1/2 of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 44 page 709 in Probate Office.
5. Easement to South Central Bell Telephone Company as shown by instrument recorded in Deed Book 329 page 432 in Probate Office.

\$103,550.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$ 12.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 18.50

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, I have hereunto set my hand(s) and seal(s), this 30th day of March, 19 90

WITNESS:

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

90 APR -3 AM 10:19 (Seal)

X Patricia Y. Comer (Seal)
Patricia Y. Comer

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY } JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Y. Comer, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, A. D., 19 90.

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