

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

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

James M. Dewar  
4104 Kinross Circle  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned grantor, J & S PROPERTIES, 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 JAMES M. DEWAR AND SUSAN DEWAR (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 355, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, in the Probate Office of Shelby County, Alabama.

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

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, J & S PROPERTIES, INC. the said GRANTOR by its President, JAMES M. DEWAR who is authorized to execute this conveyance, has hereto set its signature and seal, this 3rd day of August, 1990.

3.50  
1.50  
3.00  
1.00  
7.00

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

J & S PROPERTIES, INC  
By: James M. Dewar  
JAMES M. DEWAR

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
90 AUG -9 PH12:15  
INSTRUMENT WAS FILED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES M. DEWAR whose name as President of J & S PROPERTIES, 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 3rd day of August, 1990.

My Commission Expires: 11-20-92

Notary Public

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