

This instrument was prepared by

(Name) Betty Culver

(Address) 1570 Bessemer Road, Birmingham, Al.

Send Tax Notice To: John Liles
name

202 Carl Nichols Drive

address Pelham, Al. 35124

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 Four Thousand and no/100 - - - - - DOLLARS

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

William R. Minor, a married man

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

John A. Liles and wife, Mary K. Liles

(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 25, according to a Resurvey of Laurel Cliffs as recorded in Map Book 12, page 35, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Subject to mortgage to Gulf American Inc. and recorded in Real 195, page 381 and transferred to First National Bank by Real 300, page 263, in the Probate office of Shelby County, Alabama, which mortgage grantees named herein hereby agree to assume and pay.

Subject property is not the homestead of grantor or his spouse.

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 13th day of August, 19 90.

WITNESS:

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

90 AUG 16 PM 1:20

STATE OF ALABAMA
Jefferson COUNTY
JUDGE OF PROBATE

William R. Minor (Seal)
(William R. Minor)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William R. Minor, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, A. D., 19 90.

Betty Culver
Notary Public.