

2015

SEND TAX NOTICE TO:

(Name) Paul and Elsie Copper
(Address) 2824 Ashley Wood Drive
Birmingham, Al 35216

This instrument was prepared by

(Name) John G. Lowther
(Address) 3500 Independence Drive, Birmingham, AL 35209

Form 1-17 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Seven Thousand & 00/100 Dollars (\$47,000.00)

to the undersigned grantor, National Bank of Commerce of Birmingham, a National Banking Association, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Paul E. Copper and wife, Elsie Copper (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County:

Lot 20, in Block 1, according to the survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem Taxes for the year 1990, which said taxes are not due or payable until October 1, 1990.
2. Restrictions appearing of record in Deed Book 263, Page 350, and as referred to in Deed Book 263, Page 335.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 265, Page 223.
4. Right of Way to City of Pelham, recorded in Real Volume 111, Page 671.
5. Easements and building line as shown on recorded map.
6. Coal, oil, gas and other mineral interests excepted.

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1. Deed Tax	47.00
2. ...	2.50
3. ...	3.00
4. ...	1.00
5. ...	1.00
6. ...	1.00
Total	53.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, John H. Noland who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of August 19 90.

ATTEST:

National Bank of Commerce of Birmingham

By John H. Noland Vice President

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

STATE OF ALABAMA COUNTY OF JEFFERSON 90 AUG 27 PM 1:20

John G. Lowther, JUDGE OF PROBATE

I, John G. Lowther, a Notary Public in and for said County in said State, hereby certify that John H. Noland whose name as Vice President of National Bank of Commerce of Birmingham, a National Banking Association 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 23 day of August 19 90.

John G. Lowther Notary Public