

199
Send Tax Notice To:

This Instrument Was Prepared By:

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

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED SEVENTY SEVEN THOUSAND NINE HUNDRED AND

NO/100 Dollars ----- (\$177,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Robert G. Edwards, and wife, Diane A. Edwards, (herein referred to as Grantor) do grant, bargain, sell and convey unto S. J. BETBEZE, JR. AND MARY CECILIA BETBEZE (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 99, according to the Survey of Brook Highland, Third Sector, as recorded in Map Book 12, Pages 64 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

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


~~Grantee hereby acknowledges that the above described real estate is being conveyed to him/her by the undersigned grantor, and that the grantor is not a party to this instrument.~~

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 1st day of November, 1990.


Robert G. Edwards


Diane A. Edwards

✓ Bynum

STATE OF OREGON)

COUNTY OF LANE)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert G. Edwards, and wife, Diane A. Edwards, whose names 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 date the same bears date.

Given under my hand and official seal, this the 1st day of November, 1990.

Kathleen Y. Maloney
Notary Public

My Commission Expires: 11/12/93

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 NOV -5 AM 8:40

JUDGE OF PROBATE

1. Deed Tax	178.00
2. Imp. Tax	5.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	
6. Certified Fee	
Total	187.00

BOOK 316 PAGE 848