

This instrument was prepared by

Send Tax Notice To: JOHN C. CAMPBELL
name 207 Meadow Green Dr.
Montevallo, AL. 35115
address

(Name) ✓ JAMES A. HOLLIMAN ATTORNEY
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

110

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of FORTY-EIGHT THOUSAND EIGHT HUNDRED AND NO/100 (\$48,800.00) DOLLARS

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

JOHNNY E. BLEVINS and wife, MARTHA C. BLEVINS
(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN C. CAMPBELL & ANGELA M. CAMPBELL
(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 15, Block 3, according to the Map of Meadowgreen Subdivision, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights.

\$50,187.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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

90 DEC 14 AM 9:28

[Signature]
JUDGE OF PROBATE

| | |
|-------------------|---------|
| 1. Deed Tax | \$ 1.50 |
| 2. Mfg. Tax | \$ |
| 3. Recording Fee | \$ 3.50 |
| 4. Notary Fee | \$ 3.00 |
| 5. Ad Valorem Tax | \$ |
| 6. Certified Fee | \$ 1.00 |
| Total | \$ 8.00 |

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, we have hereunto set OUR hand(s) and seal(s), this 29th day of November, 19 90.

WITNESS:

Louise G. Durham (Seal)
Lizette Britt (Seal)
Sandra F. Palma (Seal)

Johnny E. Blevins (Seal)
JOHNNY E. BLEVINS
Martha C. Blevins (Seal)
MARTHA C. BLEVINS (Seal)

STATE OF ~~ALABAMA~~ FLORIDA

General Acknowledgment

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHNNY E. BLEVINS and wife, MARTHA C. BLEVINS whose name S 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 day the same bears date.

Given under my hand and official seal this 29th day of November, A. D., 1990

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Jan. 8, 1994

[Signature]
Notary Public