

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

Send Tax Notice To: WILLIAM M. GIVINS and
SANDRA F. GIVINS
name 1824 Portsouth Lane
Alabaster, Alabama 35007
address

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 Nine Thousand Five Hundred and No/100 (\$9,500.00) DOLLARS
and the assumption of the hereinafter mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DAVID WILSON MIMS and wife, HOLLY C. MIMS
(herein referred to as grantors) do grant, bargain, sell and convey unto

WILLIAM M. GIVINS and SANDRA F. GIVINS
(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 66, according to the survey of Portsouth, Third Sector, as recorded in Map Book
7, page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable, until October 1, 1990.
2. Easements, rights-of-way and restrictions of record.

Grantees herein agree to assume and pay the balance of that certain mortgage executed by Dennis Earl Frennea and Tracy W. Frennea to Benchmark Mortgage Corporation, recorded in Real 122, page 947, in the Probate Office of Shelby County, Alabama.

SEE REVERSE SIDE FOR CONTINUATION OF THIS CONVEYANCE.

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 28th
day of December, 19 89

WITNESS:

David F. Ovson STATE OF ALA. SHELBY CO. (Seal)
Dec 2.50 I CERTIFY THIS
Inst 300 INSTRUMENT WAS FILED (Seal)
Cert 1.00
16.00 90 JAN -5 PM 12:29 (Seal)

David Wilson Mims (Seal)
DAVID WILSON MIMS
Holly C. Mims (Seal)
HOLLY C. MIMS
(Seal)

STATE OF ALABAMA Russell A. Snowden, Jr.
JUDGE OF PROBATE
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that DAVID WILSON MIMS and wife, HOLLY C. MIMS
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 28th day of December A. D., 19 89

David F. Ovson
Notary Public

D.M. F.M.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Dennis Earl Frennea and Tracy W. Frennea to Benchmark Mortgage Corporation, which mortgage is recorded in the Office of the Judge of Probate Court of Shelby County, Alabama, in Real Volume 122, Page 947. And for the same consideration Grantees herein hereby assume the obligations of Dennis Earl Frennea and Tracy W. Frennea, under the terms of the instruments and VA Regulations authorizing, creating, and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This deed is re-recorded for the purpose of correcting that certain deed recorded in Real Book 273, Page 96, in the Probate Office of Shelby County, Alabama.

BOOK 321 PAGE 613

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

90 DEC 11 AM 10:29

Judge of Probate

| | |
|------------------|------------|
| 1. Deed Tax | NO TAX PD. |
| 2. Mtg. Tax | |
| 3. Recording Fee | 5.00 |
| 4. Indexing fee | 3.00 |
| 5. No Tax fee | 1.00 |
| 6. Certified fee | 1.00 |
| Total | 10.00 |

Return to:

DAVID F. OYSON

ATTORNEY AT LAW

728 SHADES CREEK PARKWAY

SUITE 120

BIRMINGHAM, ALABAMA 35209

WARRANTY DEED

JOINT TENANTS WITH

RIGHT OF SURVIVORSHIP

Recording Fee \$

Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET

BIRMINGHAM, ALABAMA 35203

60-101-2-1115:58