

132375

1132

THIS INSTRUMENT PREPARED BY:  
 ✓ TIMOTHY A. MASSEY, P.C.  
 ✓ ONE MEDICAL PARK EAST DRIVE  
 SUITE 200  
 BIRMINGHAM, AL 35235

SEND TAX NOTICE TO:  
 MR. AND MRS. JAY L. MATHEWS  
 2323 CHANDAWOOD DRIVE  
 PELHAM, AL 35124

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA ) KNOW ALL MEN BY THESE PRESENTS:  
 JEFFERSON COUNTY )

That in consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, Margaret T. Gilland, a single person, and Elizabeth T. Cowling, a single person, (herein referred to as grantors) do grant, bargain, sell and convey unto Jay Leonard Mathews and wife, Lisa Hill Mathews, (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

✓ 132  
 value  
 truly  
 12-90

Lot 239, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Jefferson County, Alabama.

Subject to the ad valorem taxes for the year 1990 and subsequent years. Subject to easements, restrictions, covenants and conditions of record, if any.

\$89,268.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

✓ 1.00  
 ✓ 4.50  
 ✓ 5.50

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hands and seals this 26th day of November, 1990.

Margaret T. Gilland STATE OF ALA. JEFFERSON CO  
 Margaret T. Gilland I CERTIFY THIS INSTRUMENT  
Elizabeth T. Cowling WAS FILED ON  
 Elizabeth T. Cowling 1990 DEC -3 AM 9:15

RECORDED BY: J.C. TATE & CO.  
 DEED TAX HAS BEEN PAID ON THIS INSTRUMENT

Henry C. Gilland  
 JUDGE OF PROBATE

*Deed  
 Rec  
 Jnd  
 Cert*  
 TAX 1.00 STATE OF ALA. SHELBY CO.  
 2.50 I CERTIFY THIS  
 3.00 INSTRUMENT WAS FILED  
 1.00  
 7.50 91 FEB 19 AM 9:15  
 STATE OF ALABAMA )  
 JEFFERSON COUNTY )  
 JUDGE OF PROBATE )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret T. Gilland, a single person, and Elizabeth T. Cowling, a single person, 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 same bears date.

Given under my hand and official seal this 26th day of November, 1990.

Lily A. Massey  
 Notary Public

My Commission expires: 5/1/92