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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Joseph M. Boswell  
(Address) 1205 Gables Drive  
Birmingham, Alabama 35244

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND AND NO/100ths (\$8,000.00) - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Patricia McClellan Beach, a single individual

(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph M. Boswell and wife, Nancy P. Boswell

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County,

Alabama to-wit: Unit 1205, Building 12, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942, and Real Volume 165, Page 578, and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407, Real Volume 96, Page 855 and Real Volume 97, Page 937, and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222, Page 691 and Real Volume 238, Page 241, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Page 41 thru 44 and amended in Map Book 9, Page 135, and Map Book 10, Page 49, further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

GRANTEES HEREIN JOINTLY AND SEVERALLY HEREBY ASSUME AND COVENANT TO PERFORM ALL THE TERMS AND CONDITIONS OF THE OBLIGATIONS SET FORTH IN THAT CERTAIN PROMISSORY NOTE EXECUTED BY PATRICIA MCCLELLAN BEACH, AND DELIVERED TO FIRST SECURITY MORTGAGE CORPORATION IN THE AMOUNT OF \$ 63,200.00 DATED July 6, 1989, AND THAT CERTAIN MORTGAGE SECURING SAID PROMISSORY NOTE OF EVEN DATE THEREWITH, UPON THE PROPERTY CONVEYED IN THE DEED, WHICH MORTGAGE IS RECORDED IN BOOK 246, PAGE 411, AND LAST TRANSFERRED AND ASSIGNED TO THE SOUTH CAROLINA NATIONAL BANK, BY INSTRUMENT RECORDED IN BOOK 314, PAGE 217 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATIONS TO REPAY THE DEBT.

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 MAR 18 AM 10:30

JUDGE OF PROBATE

8.00  
4.50  
12.50

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 22nd day of February, 19 91

WITNESS

1. Deed Tax	8.00
2. M.T. Tax	0.00
3. Recording Fee	3.50
4. Indexing Fee	0.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
Total	12.50

Patricia McClellan Beach (Seal)  
Patricia McClellan Beach (Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, Courtney H. Mason, Jr. the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia McClellan Beach, a single individual whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February, A.D., 19 91

Notary Public