

Send Tax Notice To:  
GEORGE W. BOATWRIGHT  
2108 Royal Fern Lane  
Hoover, AL. 35244



JEFFERSON TITLE CORPORATION  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

829

This instrument was prepared by

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TWO HUNDRED EIGHTEEN THOUSAND AND NO/100 (\$218,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
LEONARD G. DEAN and wife, GAIL MARIE DEAN

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

GEORGE W. BOATWRIGHT and wife, CATHERINE R. BOATWRIGHT

(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 2303, according to the Survey of Riverchase, 23rd Addition,  
as recorded in Map Book 10, Page 11 A & B, in the Probate Office  
of 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.

\$174,400.00 of the purchase price is being paid by the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

1. Deed Tax	44.00
2. Adm. Fee	3.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	57.50

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 8th

day of April, 19 91

WITNESS:

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

91 APR 11 AM 9:17

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that LEONARD G. DEAN and wife, GAIL MARIE DEAN  
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 day the same bears date.

Given under my hand and official seal this 8th day of April, A.D., 19 91

My Commission Expires: 3-10-93