

Actual Value  
500.00

This instrument was prepared by

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Homewood, Alabama 35209

Send Tax Notice To: Terry P. Beving

name 809 Creekview Drive  
address Pelham, Alabama 35124

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

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars & Other Valuable Consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we, James G. Campbell & wife, Margaret Campbell and Anne Campbell Beving & husband, Terry P. Beving (herein referred to as grantors) do grant, bargain, sell and convey unto

Terry P. Beving and Anne Q. Beving

(herein referred to as GRANTEE(S)) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 43, Block 1, according to the Survey of Oak Mountain Estates, Sixth Sector, recorded in Map Book 5, page 102 in the Probate Office of Shelby County, Alabama. Subject to taxes for 1991.

Subject to mortgage recorded in Real Vol. 102 page 778.

Subject to 30 foot building line as shown by recorded Map.

Subject to 10 foot easement on Rear as shown by recorded Map.

Subject to restrictions appearing of record in Misc. Volume 1, page 836, in the Probate Office of Shelby County, Alabama.

The grantor(s) do not warrant title to minerals and mining rights.

Anne Campbell Beving and Anne Campbell is one and the same person.

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book

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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 GRANTEE(S), 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 GRANTEE(S), 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 1st

day of July, 19 91

Anne Campbell Beving (Seal)  
Anne Campbell Beving  
Terry P. Beving (Seal)  
Terry P. Beving (Seal)

James G. Campbell (Seal)  
James G. Campbell  
Margaret Campbell (Seal)  
Margaret Campbell (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that James G. Campbell, a married man, & Anne Campbell Beving & husband, Terry P. Beving 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 1st day of July, A. D. 19 91

Larry L. Halcomb

Notary Public

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Campbell, wife of James G. Campbell, whose name(s) 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 1st day of July, 1991.

Jeanne F. Spangler  
Notary Public

MY COMMISSION EXPIRES AUGUST 11, 1992

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1. Deed Tax	<u>.50</u>
2. Mfr Tax	<u>5.00</u>
3. Recording Fee	<u>.25</u>
4. Recording Fee	<u>.25</u>
5. No Tax Fee	<u>.25</u>
6. County Fee	<u>.25</u>
<b>Total</b>	<b><u>11.50</u></b>

STATE OF ALA. SHERIFF  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 JUL 10 PM 12:44

*John F. Spangler*  
JUDGE OF PROBATE