

579

Actual Value
\$500.00

This instrument was prepared by

Send Tax Notice To: Terry P. Beving

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

name 809 Creekyview Drive
Pelham, Alabama 35124
address

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 GRANTEES 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 GRANTEES) 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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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 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)
Margaret Campbell (Seal)
Margaret Campbell (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

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.

Juganne R. Fossillion
Notary Public

MY COMMISSION EXPIRES AUGUST 11, 1992

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1. Doc Fee	1.50
2. Mfg Fee	5.00
3. Recording Fee	3.00
4. Issuance Fee	1.00
5. Tax Fee	1.00
6. Certified Fee	1.00
Total	11.50

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL 10 PM 12:44

William L. Cunningham
JUDGE OF PROBATE