

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Kenneth Paul Maynard
120 Old Spanish Trail
Montevallo, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of EIGHTY SIX THOUSAND AND NO/100 DOLLARS (\$86,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, SHERYL M. BOATES and husband, DWIGHT BOATES, (herein referred to as Grantors) do grant, bargain, sell and convey unto KENNETH PAUL MAYNARD AND SUSAN YVONNE MAYNARD (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

PARCEL I: Lot 2, in Block 4, according to the Survey of Mission Hill, First Sector, as recorded in Map Book 6, Page 47, in the Probate Office of Shelby County, Alabama.

PARCEL II: Lot 5, in Block 4, according to the Survey of Mission Hills, Second Sector, as recorded in Map Book 6, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT THE FOLLOWING: A part of Lot 5, Block 4, - Mission Hills, Second Sector, as recorded in Map Book 6, Page 114, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said Lot 5; thence Northerly along West line of said Lot 100.0 feet to the point of beginning; thence continue along last said course 98.44 feet; thence right 94 degrees 09 minutes 06 seconds and run 39.01 feet; thence right 45 degrees 20 minutes 54 seconds and run 125.77 feet; thence right 130 degrees 30 minutes 00 seconds and run 120.58 feet to the point of beginning.

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

\$85,840.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 18th day of July, 1991.

Sheryl M. Boates
SHERYL M. BOATES
Dwight Boates
DWIGHT BOATES

BOOK 355 PAGE 635

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SHERYL M. BOATES and husband, DWIGHT BOATES 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 the 18th day of July, 1991.

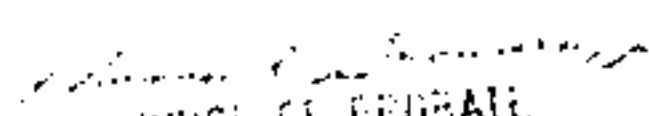

Notary Public

My Commission Expires: 11/20/92

BOOK 355 PAGE 636

STATE OF ALA. SHERYL M. BOATES
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL 26 AM 11:24


JUDGE OF PROBATE

1. Bond Fee	1.50
2. Adm.	5.00
3. Recd.	3.00
4. Stamps	1.00
Total	9.50