

SEND TAX NOTICE TO:

(Name) MICHAEL R. & TAMMY M. MEANS

(Address) 4910 OLD TAVERN ROAD, B'HAM AL.

This instrument was prepared by

(Name) Clayton T. Sweeney  
2100 SouthBridge Parkway, Suite 650  
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-84  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Nine Thousand Five Hundred & Thirty Eight (9,538.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joyce V. Miller, an unmarried woman

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

MICHAEL R. MEANS & WIFE TAMMY M. MEANS

(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 1, according to the Survey of Old Virginia (Subdivision), as recorded in Map Book 7, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Advalorem Taxes for the year of 1991 which are a lien, but not due or payable until October 01, 1991.
2. Existing Easement, Rights of Way and Restrictions of record.
3. Restrictions appearing of record in Misc. Book 30, page 362.
4. Right of Way granted to South Central Bell Telephone Company and recorded in Deed Book 320, Page 924; Deed Book 320, Page 895, and Deed Book 320, Page 901.

As part of the consideration, the Grantees are assuming that certain Mortgage to GMAC Mortgage Corporation as Recorded in Book 233, Page 445 in the Probate Court of Shelby County, Alabama.

STATE OF ALABAMA, SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

91 NOV 18 PM 12:02

1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 16.50

BOOK 373 PAGE 591

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, I have hereunto set my hand(s) and seal(s), this 5th

day of September, 1991.

WITNESS:

1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
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6. Certified Fee	\$ 1.00
Total	\$ 16.50

Joyce V. Miller (Seal)  
Joyce V. Miller (Seal)  
 (Seal)

STATE OF ALABAMA }  
MOBILE COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce V. Miller, an unmarried woman 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 5th day of September, A. D., 1991

Longshore

Notary Public  
State of Alabama  
My Comm. Expires 12-15-95