

1288
This instrument was prepared by

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, Al 35223

Send Tax Notice To: Joseph E. Lovoy, Jr. and Lisa A. Lovoy
name
1625 Keenland Drive
address
Helena, Al 35080

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joe Killingsworth, a married man, d/b/a Killingsworth Construction

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

Joseph E. Lovoy, Jr. and Lisa A. Lovoy

(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 35, according to the survey of Dearing Downs, Tenth Addition, as recorded in Map Book 14, page 86 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year, 1992.
2. Easements, restrictions and reservations of record.

The grantor hereby certifies that the above described property does not constitute the homestead as defined by Code Section 6-10-2 of said grantor or of said grantor's spouse.

\$108,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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, I have hereunto set my hand(s) and seal(s), this 8th day of November, 1991

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Joe Killingsworth (Seal)
Joe Killingsworth
Joe Killingsworth d/b/a Killingsworth Construction
By: Joe Killingsworth (Seal)
Its Owner

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Killingsworth, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, A. D., 1991

Anthony D. Snable
COMMISSION EXPIRES 10-21-95

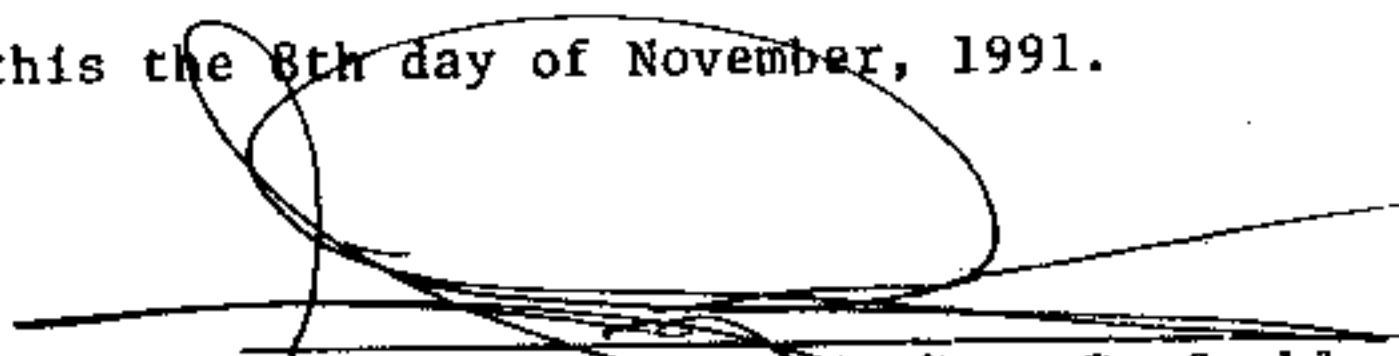
Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Killingsworth whose name as owner of Killingsworth Construction, a sole proprietorship, 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, he, as such owner and with full authority, executed the same voluntarily for and as the act of said sole proprietorship.

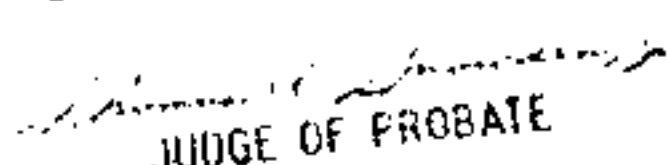
Given under my hand and official seal, this the 8th day of November, 1991.


Notary Public Anthony D. Snable
MY COMMISSION EXPIRES: 10-21-95

1. Deed Tax	\$ 12.00
2. Mig. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 9.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 21.00

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

91 NOV 21 AM 8:34


JUDGE OF PROBATE

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Return to:
RETURN TO: SNABLE AND TUCKER, ATTORNEYS

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH
BIRMINGHAM, ALABAMA 35203-2693

(205) 251-2871