

SEND TAX NOTICE TO:

(Name) Michael W. Lockman(Address) 2517 Magnolia Place

Birmingham, Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks

704 Independence Plaza

(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Seven Thousand, Seven Hundred and no/100-----DOLLARS

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

Venette F. Bennett, an unmarried woman

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

Michael W. Lockman and Amy A. Lockman

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

Shelby County, Alabama to-wit:

Lot 73, according to the Survey of Magnolias at Brook Highland, an Eddleman Community, as recorded in Map Book 13, Page 102 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$159,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Venette F. Bennett is the surviving grantee of deed recorded in Book 312, Page 82, and corrected in Book 329, Page 516, in the Probate Office of Shelby County, Alabama; the other grantee, O.G. Bennett, having died on or about the 29th day of November, 1991.STATE OF ALA. SHELBY Co.
I CERTIFY THIS
INSTRUMENT WAS FILED
92 FEB -5 PM 3:04

1. Deed Tax	\$ 8.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$.50
5. No Tax Fee	\$.00
6. Certified Fee	\$ 1.00
Total	\$ 15.00

JUDGE OF PROBATE

BOOK 387 PAGE 291

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 23rd

day of January, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Venette F. Bennett (Seal)
Venette F. Bennett

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Venette F. Bennett, 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 23rd day of January A. D. 19 92

My commission expires: 4/21/92

William H. Halbrooks

Public