

Return To: *KH*
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

Bole

SEND TAX NOTICE TO:
Barry Charles Bemis
5209 Old Mill Cove
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Five Thousand and 00/100***** (\$105,000.00*****) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, KAY UPTON CLEVELAND, a divorced woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto Barry Charles Bemis and wife, Bridget T. Bemis (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:

LOT 12, ACCORDING TO THE SURVEY OF OLD MILL TRACE, SECOND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 156, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record. Advalorem taxes for the year 1992, which said taxes are not due or payable until October 1, 1992.

\$101,724.00***** 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with 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 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 seals, this 14th day of January, 1992.

Kay Upton Cleveland (Seal)
KAY UPTON CLEVELAND

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State of Alabama

County of Montgomery

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KAY UPTON CLEVELAND, a divorced 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 foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 14 day of January, 1992.

Kay H. Cameron
Notary Public

My commission expires: 11/9/92

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

92 FEB 25 PM 1:01

James H. [unclear]
JUDGE OF PROBATE

1. Deed Tax	\$ 3.50
2. Mig. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 12.50