

SEND TAX NOTICE TO:

Ila Dean Christain
(Name) Linda C. Benson

(Address) _____

This instrument was prepared by

Clatyon T. Sweeney

(Name) Corley, Moncus & Ward, P.C.

2100 SouthBridge Parkway Suite 650

(Address) Birmingham, AL 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five Thousand and NO/100----- DOLLARS

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

David J. Lincoln and wife, Freida Lincoln

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

Ila Dean Christain and Linda C. Benson

(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 25, according to the Survey of Linwood Estates, as recorded in Map Book 11, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

25.00
2.50
4.00
31.50

04/29/1992-6380
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 31.50

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, We have hereunto set our hand(s) and seal(s), this 30th

day of March, 19 92.

WITNESS:

_____(Seal)

David J. Lincoln (Seal)

_____(Seal)

Freida Lincoln (Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

Clatyon T. Sweeney

a Notary Public in and for said County, in said State.

hereby certify that David J. Lincoln and wife, Freida Lincoln

whose name s 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 30th day of March, A. D., 19 92

My Commission Expires: 5/29/95

Notary Public.

CORLEY, MONCUS & WARD, P.C.