

This instrument was prepared by

Send Tax Notice To: J. Ronald Lewis & Joan C. Lewis
name

(Name) Helen Crow Mills

804 Summerchase Drive

(Address) 2012 Sixth Avenue North, Birmingham, Al

Birmingham, Al 35244
address

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-seven Thousand and No100-----(\$27,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Helen Carolyn Mills, individually, and Allison Crow Mills, individually, and Helen Crow Mills, as trustee under Declaration of Trust dated as of December 1, 1964, for the benefit of Allison Crow Mills, and Helen Carolyn Mills
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. Ronald Lewis and wife, Joan C. Lewis

(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-D, Helen Crow Mills Addition to Sandpiper Trail Subdivision, as recorded in Map Book 11, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama.

EXCEPT:

1. Advalorem taxes for the year 1992.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 233, Page 505; Deed Book 186, Page 357; and Deed Book 225, Page 385.
3. Easements and building line as shown on recorded map.
4. Easements and agreements for road as set out in instrument recorded in Real Volume 24, Page 565; and as amended in Real Volume 144, Page 335.
5. Easements for utilities as described or referred to in Deed Book 225, Page 385.

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 19th
day of May, 1992

WITNESS:

(Seal)

(Seal)

(Seal)

Helen Carolyn Mills (Seal)
Helen Carolyn Mills
Allison Crow Mills (Seal)
Helen Crow Mills (Seal)
Helen Crow Mills, Trustee

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Janice F. Kent, a Notary Public in and for said County, in said State, hereby certify that Helen Carolyn Mills, Allison Crow Mills whose names 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 19th day of May A. D., 1992

Janice F. Kent
Notary Public.

My Commission Expires: 8-12-93

State of Alabama
Jefferson County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Crow Mills, whose name as Trustee under the Declaration of Trust dated December 1, 1964 for the benefit of Allison Crow Mills and Helen Carolyn Mills, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily, in her capacity as said Trustee on the day the same bears date.

Given under my hand and official seal this 19th day of May, 1992.

Danice J. Keat
Notary Public
My Commission Expires: 8-12-93

Inst # 1992-12012

06/23/1992-12012
10:42 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 36.00

Return to:

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