

DNDT

3352

This instrument was prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:

Jeffrey D. Lovell
2704 Braelinn Parkway
Helena, Alabama 35080

WARRANTY DEED (WITH SURVIVORSHIP)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND EIGHT HUNDRED AND NO/100THS (\$2,800.00) AND THE ASSUMPTION OF THAT CERTAIN MORTGAGE FROM BRETT W. COKER AND WIFE, PAULA MAURINE COKER TO UNION PLANTERS NATIONAL BANK, DATED JULY 13, 1990, AND RECORDED IN REAL 301 PAGE 692 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, WHICH SAID MORTGAGE WAS ASSIGNED TO BARCLAYSAMERICAN MORTGAGE CORPORATION ON AUGUST 16, 1990, AND RECORDED IN REAL 309 PAGE 86 IN SAID PROBATE OFFICE, to the GRANTORS, BRETT W. COKER AND WIFE, PAULA MAURINE COKER, in hand paid by JEFFREY D. LOVELL AND WIFE, MOLLY C. LOVELL, hereinafter referred to as GRANTEES, the receipt of which is hereby acknowledged, the said GRANTORS do hereby grant, bargain, sell and convey unto the said GRANTEES, as joint tenants, with the right of survivorship, the following described real estate, situated in SHELBY COUNTY, to-wit:

Lot 63, according to the survey of Braelinn Village, Phase III, as recorded in Map Book 14 page 42 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF RECORD.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the 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 in and to the property described hereinabove 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 the said GRANTORS and for GRANTORS' heirs, executors and administrators do hereby covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that we have a good right to sell and convey the same as aforesaid; that we will and for 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, the undersigned GRANTORS have hereunto set their hands and seals on this the 26th day of June, 1992.

BRETT W. COKER

PAULA MAURINE COKER

Inst # 1992-13193

Cambridge

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brett W. Coker and wife, Paula Maurine Coker, 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 within conveyance, that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 1992.

My Commission Expires:

1/26/94

[Signature]
Notary Public

Inst # 1992-13193

07/07/1992-13193
09:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00