

R92-178

This instrument prepared by:
PADEN & HARRIS, ATTORNEYS AT LAW
2070 VALLEYDALE ROAD, SUITE # 5
BIRMINGHAM, AL 35244

Send Tax Notice To:
JOHN D. FETHERSTON
931 COLONIAL DRIVE
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Nineteen Thousand Nine Hundred and 00/100'S *** (\$119900)** to the undersigned grantor (whether one or more), in hand paid by the grantees, the receipt whereof is acknowledged, I or we, **THOMAS A. LEWIS and AMY E. LEWIS, HUSBAND AND WIFE** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JOHN D. FETHERSTON and LAUREN H. FETHERSTON** (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 84, ACCORDING TO THE SURVEY OF NAVAJO HILLS, NINTH SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 84 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Inst # 1992-28697

12/02/1992-28697
09:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00

SUBJECT TO:

1. Taxes for 1993 are a lien, but not due and payable until October 1, 1993.
2. Building setback line of 35 feet reserved from Colonial Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 feet on the rear of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 113, Page 906.
5. Easements to Alabama Power Company as shown by instrument recorded in Real 133, Page 540 and corrected in Real 181, Page 663.

All of the consideration paid herein was derived 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 stated above; that I (we) have a good right to sell and convey the same 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of November, 1992.



THOMAS A. LEWIS

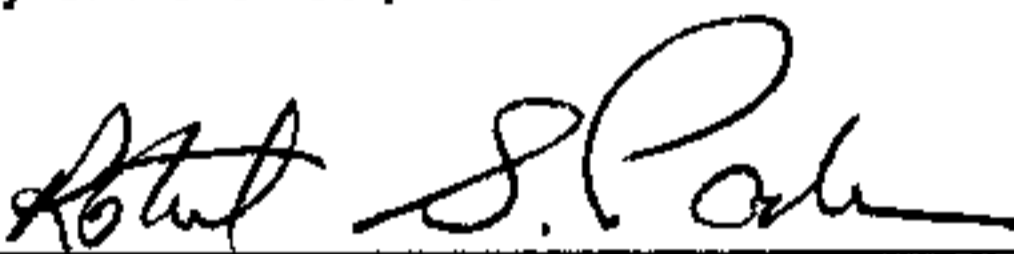


AMY E. LEWIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that THOMAS A. LEWIS and AMY E. LEWIS, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, 1992.



NOTARY PUBLIC
My commission expires: 7/16/94

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