

GRANTEE: Gerard Boles
325 20th Avenue NE
Birmingham, AL 35215

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY THOUSAND AND NO/100 DOLLARS to the undersigned grantor, MULKIN ENTERPRISES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GERARD BOLES and wife, GENIE A. BOLES (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 15, according to the map of Royal Forest, as recorded in Map Book 14, Page 44, in the Probate Office of Shelby County, Alabama.

SUBJECT TO all restrictions, reservations, easements and right of ways of record or in evidence through use.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that its lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst * 1993-38858

12/07/1993-38858
08:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00

IN WITNESS WHEREOF, the said GRANTOR, by its President James E. Mulkin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of November, 1993.

MULKIN ENTERPRISES, INC.


James E. Mulkin, President

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James E. Mulkin whose name as President of MULKIN ENTERPRISES, INC., a corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th day of November, 1993.


Carolyn M. Carter
Notary Public My commission expires 5-12-97

St. # 1993-38858

12/07/1993-38858
08:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MED 31.00

THIS INSTRUMENT PREPARED BY:
Mulkin Enterprises, Inc.
P. O. Box 741, Bessemer, Alabama