

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

MICHAEL JOE LAWLESS
150 GROVE HILL DRIVE
MONTEVALLO, AL 35115

Inst # 1996-06654

03/01/1996-06654
09:58 AM CERT IF IT II
SHELBY COUNTY JUDGE OF PROBATE
\$5.00
002 REC

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED and 00/100 (\$169,900.00) DOLLARS to the undersigned grantor, B & S LAND DEVELOPMENT, INC. 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 MICHAEL JOE LAWLESS and LANA GAIL LAWLESS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 43, ACCORDING TO THE SURVEY OF PARK FOREST, SECTOR 7 - PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 169, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. 35 foot building line as shown on recorded map.
3. 10 foot easement on west side of lot as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Restrictions appearing of record in Inst. #1995-13834 and Inst. #1995-24512.
6. Right-of-way granted to Alabama Power Company recorded in Volume 121, Page 191.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real Volume 45, Page 210.

\$135,900.00 of the consideration herein was derived from a mortgage 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, B & S LAND DEVELOPMENT, INC., by its PRESIDENT, ALVA BATTLE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23rd day of February, 1996.

B & S LAND DEVELOPMENT, INC.

By: Alva Battle
ALVA BATTLE, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALVA BATTLE, whose name as PRESIDENT of B & S LAND DEVELOPMENT, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 23rd day of February, 1996.

Kath S. S.
Notary Public

My commission expires: 7/16/98

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 45.00