

Form furnished by **LAND TITLE COMPANY**

This instrument was prepared by

Send Tax Notice To:

B. CHRISTOPHER BATTLES

ANTHONY J. DEVILLE

(Name) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

(Name) 1001 EAGLE POINT COVE
BIRMINGHAM, AL 35242

(Address)

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY THOUSAND AND NO/100-----(\$230,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

PATRICK M. SHAVER, an unmarried man

(herein referred to as grantors) do, grant, bargain, sell and convey unto

ANTHONY J. DEVILLE and wife, KAREN W. DEVILLE

(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 711, according to the Survey of Eagle Point, 7th Sector,
as recorded in Map Book 20, Page 18, in the Probate Office
of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

06/24/1997-19718
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 238.50

TO HAVE AND TO HOLD, to 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, I have hereunto set my hand(s) and seal(s), this 20th day of
JUNE 19 97

(Seal)

PATRICK M. SHAVER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County in said State, hereby certify that PATRICK M. SHAVER, an unmarried man, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of June 19 97.

Notary Public

Inst # 1997-19718