

SEND TAX NOTICE TO:

Name: Mr. John R. Grimes Jr.

Address: 112 Lake Davidson Ln
Helena, AL 35080

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --One Hundred Fifteen Thousand and 00/100-- (\$115,000.00) DOLLARS

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

Ronnie Morton, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

John Russell Grimes, Jr. and Amanda Church Grimes
(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 16, according to the Survey of Old Town of Helena, as recorded in Map Book 22, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 92,000.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

This property is not the homestead of the undersigned grantor.

06/02/1998 - 20250
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 31.50

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 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 seals, this 28th day of May, 1998

WITNESS:

(Seal) Ronnie Morton (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Ronnie Morton, a married man whose name 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 28th day of May, A.D. 1998

Notary Public

Inst # 1998-20250