

1266-8661
INST 4
1998-29921

SEND TAX NOTICE TO:

(Name) Shane P. Lilly
(Address) 120 King Charles Way
(Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.

(Address) Birmingham, Al. 35216

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred thirty-nine thousand five hundred and no/100 (\$139,500.00) Dollars

to the undersigned grantor, Cramer Construction Company, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Shane P. Lilly and Maria L. Lilly

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Map and Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$122,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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08/05/1998-29921
11:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
VOL. NO. 86.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Cramer Construction Company, Inc. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28 day of July 19 98

ATTEST:

CRAMER CONSTRUCTION COMPANY, INC.

By Brad Cramer
BRAD CRAMER

President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

the undersigned

State, hereby certify that Brad Cramer

whose name as President of Cramer Construction Company, 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 28

day of July 19 98

Patricia K. Martin
Notary Public