

This instrument was prepared by

(Name) Donald W. Beck, Sr.
103 Augusta Way
(Address) Helena, Al. 35080

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

Form 1-1-S Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

1998-39409
Inst #

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred fifty-nine thousand nine hundred and no/100 (\$159,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Lorne C. Greenwood and his wife Virginia R. Greenwood

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

Donald W. Beck, Sr. and Sylvia S. Beck

(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 22, according to the Survey of Augusta Pointe, as recorded in Map Book 13, Page 9 and rerecorded in Map Book 13, Page 126, in the Probate Office of Shelby County, Alabama.

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

\$100,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

10/08/1998-39409
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 68.50

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29

day of September 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Lorne C. Greenwood
VIRGINIA R. GREENWOOD

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lorne C. Greenwood and his wife Virginia R. Greenwood whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29

day of September

A. D. 19 98

Patricia K. Martin

Notary Public