

SEND TAX NOTICE TO:

Name: Mr. John Kevin Liming
Address: 2800 St. Patrick Place
Helen, 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 --Ninety Six Thousand Four Hundred & 00/100-- (\$96,400.00) DOLLARS

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

Joyce A. Neighbors, an unmarried woman

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

John Kevin Liming and Linda T. Liming

(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 51, according to the Survey of Braelinn Village, Phase I, as recorded in Map Book 11, page 100, 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.

\$ 90,250.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Inst # 1998-43295

11/03/1998-43295
11:11 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MEL

15.00

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, we have hereunto set our hand(s) and seal(s), this 14th

day of October, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

Joyce A. Neighbors (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 Joyce A. Neighbors, an unmarried woman

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

on the day the same bears date

Given under my hand and official seal this

14th

day of

October

A. D. 19 98

Notary Public