

This instrument was prepared by

Send Tax Notice To: Virginia Lewis

(Name) Lamar Ham

name

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

129 Berryhill Drive

address

Alabaster, AL 35007

Inst # 1998-45957

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FOURTEEN THOUSAND AND NO/100 DOLLARS (\$114,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Paul W. Rush and wife, Mary Beth Rush

(herein referred to as grantors) do grant, bargain, sell and convey unto Virginia Lewis and husband, Stanford Wesley Lewis

(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 25, according to the Survey of Berryhill, 3rd Sector, as recorded in Map Book 16, Page 28 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 111,248.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

11/19/1998-45957  
10:54 AM CERTIFIED  
SHELBY COUNTY JUDGE & CLERK  
11:50 AM  
001 TEL

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 3rd day of November, 19 98.

\_\_\_\_\_  
(Seal) Paul W. Rush (Seal)  
\_\_\_\_\_  
(Seal) Mary Beth Rush (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that Paul W. Rush and wife, Mary Beth Rush whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, A.D. 1998

Lamar Ham

[Signature]  
Notary Public