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Inst • 1999-13599

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ROBERT S. LAMAR, JR.
145 KINGS CREST LANE
PELHAM, AL 35124

04/01/1999-13599
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 25.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED and 00/100 (\$281,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, A. E. FLEET and JOYCE T. FLEET, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT S. LAMAR, JR. and ELLEN P. LAMAR, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 114, ACCORDING TO THE SURVEY OF WEATHERLY, WINDSOR SECTOR 8, AS RECORDED IN MAP BOOK 16, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. BUILDING SETBACK LINE OF 70 FEET RESERVED FROM KINGS CREST LANE AS SHOWN BY PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN DEED 145 PAGE 173 AND DEED 165 PAGE 103 AND DEED 197 PAGE 348 IN PROBATE OFFICE.
4. RIGHT(S)-OF-WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED 145 PAGE 173 AND DEED 165 PAGE 103 AND DEED 197 PAGE 348 IN PROBATE OFFICE.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED 295 PAGE 267 AND DEED 327 PAGE 553 AND DEED 319 PAGE 870 AND DEED 268 PAGE 998 AND MISC. BOOK 40 PAGE 448 AND DEED 154 PAGE 718 IN PROBATE OFFICE.
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 16 PAGE 110.
7. COVENANTS FOR STORM WATER RUN-OFF CONTROL AS SET OUT IN RECORDED INST. #1993-41038 IN PROBATE OFFICE.


JOYCE M. THOMASON AND JOYCE T. FLEET IS ONE AND THE SAME PERSON.


\$267,400.00 of the consideration herein was derived from
a mortgage closed simultaneously herewith.

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, his,
her, or 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, his, her, or their heirs and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, A. E. FLEET and JOYCE
T. FLEET, HUSBAND AND WIFE, have hereunto set his, her or their
signature(s) and seal(s), this the 18th day of March, 1999.


A. E. FLEET


JOYCE T. FLEET

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County,
in said State, hereby certify that A. E. FLEET and JOYCE T. FLEET,
HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing
conveyance, and who is (are) known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance he,
she, or they executed the same voluntarily on the day the same
bears date.

Given under my hand this the 18th day of March, 1999.


Notary Public

My commission expires: 7/11/02

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