

SEND TAX NOTICE TO:

(Name) Steven K. Boadway
1936 Indian Lake Dr.
(Address) Birmingham, Al. 35244

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd. Ste. 2000
(Address) Birmingham, Al. 35216

Form 1-1-3 Rev. 5/83

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred sixty-seven thousand nine hundred and no/100 DOLLARS (\$167,900.00)

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

Thomas G. Avery and his wife Karen Lehner Avery
(herein referred to as grantors) do grant, bargain, sell and convey unto

Steven K. Boadway and Lisa B. Boadway

(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 16, according to the Survey of Indian Valley Lake Estates, 1st Sector, as recorded in Map Book 5, Page 130, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$158,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1999-32985

08/06/1999-32985
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 17.50

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 30 day of July, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas G. Avery (Seal)
THOMAS G. AVERY
Karen Lehner Avery (Seal)
KAREN LEHNER AVERY

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas G. Avery and his wife Karen Lehner Avery 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 30 day of July, A. D. 19 99

[Signature]
02-26-2003 Notary Public