

WARRANTY DEED

20020507000212260 Pg 1/1 59.00
Shelby Cnty Judge of Probate, AL
05/07/2002 10:33:00 FILED/CERTIFIED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Michael K. Greenlee
150 Shelby Island Circle
Shelby, AL 35143

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$127,900.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **GREGORY B. COMER, a married man** (herein referred to as Grantor) does grant, bargain, sell and convey unto **MICHAEL K. GREENLEE AND REBECCA L. GREENLEE** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

MKG
RAB

A part of Lot No. 10, according to the Subdivision of Rice Acres, as surveyed by W. B. Bennett and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 117, more particularly described as follows: Commence at the SW corner of Lot 10; thence run North 11 degrees 34 minutes 25 seconds East a distance of 99.53 feet to the point of beginning; thence run North 81 degrees 40 minutes 28 seconds East a distance of 97.69 feet; thence run North 00 degrees 40 minutes 38 seconds West a distance of 91.71 feet; thence run South 83 degrees 49 minutes 43 seconds West a distance of 75.80 feet; thence run South 11 degrees 41 minutes 26 seconds West a distance of 99.77 feet to the point of beginning.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

The property described in this instrument is not the homestead of the Grantor. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

\$80,000.00 of the purchase price recited above was paid from a mortgage loan 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1st day of May, 2002.

Gregory B. Comer

GREGORY B. COMER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **GREGORY B. COMER, A MARRIED MAN**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of May, 2002.

My Commission Expires: 11/20/2004

Frank K. Bynum

Notary Public

