


THIS DEED PREPARED WITHOUT EVIDENCE OF TITLE.
This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:
(Name) Clyde H. Sumerel
(Address) _____

20020729000349530 Pg 1/1 115.00
Shelby Cnty Judge of Probate, AL
07/29/2002 11:31:00 FILED/CERTIFIED

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby _____ COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Four Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Geraldine Lovett, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Clyde H. Sumerel and Jewel L. Sumerel

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lots 19, 20 and 21 according to Central Hills Subdivision in the town of Wilsonville, Alabama, as shown by map recorded in Map Book 4, Page 44 in the Probate Office of Shelby County, Alabama.

Subject to restrictive covenants and conditions filed for record on March 29, 1960 in Map Book 4, Page 52 in Probate Office of Shelby County, Alabama.

Cul-de-sac located along the west side of Oakland Avenue, and adjacent to Lots 18, 19 and 20, 1st Addition to Central Hills Subdivision, according to map of said subdivision recorded in Map Book 4, Page 52, Office of Judge of Probate of Shelby County, Alabama, subject to protective covenants, restrictions, easements, and rights of way of record.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

Geraldine Lovett is the surviving grantor in deed dated July 21, 1973 recorded in Book 343, Page 586 in the Probate Records of Shelby County, Alabama. The other grantor Leon P. Lovett having died May 1, 1995.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 25th day of July, 2002.

WITNESS:

(Seal) Geraldine Lovett (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Shelby _____ COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Geraldine Lovett 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July A. D., 19 2002

My Commission Expires: 10-6-2004 Debra A. Wilber Notary Public.