

THIS INSTRUMENT PREPARED BY:

Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203-2602

SEND TAX NOTICE TO:

JOHN G. PELFREY
4101 Ashington Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy Eight Thousand and no/100---
(\$ 278,000.00) to the undersigned grantor or grantors in hand
paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, J. STEPHEN DREADEN and wife, LESLIE J. DREADEN, (herein
referred to as grantors) do grant, bargain, sell and convey unto
JOHN G. PELFREY AND NORMA L. PELFREY (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 198, according to the Survey of Brook Highland, an
Eddleman Community, 6th Sector, 1st Phase, as recorded in
Map Book 14, Page 83 A & B, as recorded in the Probate
Office of Shelby County, Alabama.

\$ 222,400.00 of the total consideration recited above
was paid from the proceeds of 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 we do for ourselves and for our heirs, executors, and
administrators covenant with the said GRANTEES, their heirs and
assigns, that we are lawfully seized in fee simple of said
premises; that they are free from all encumbrances, unless
otherwise noted above; that we have a good right to sell and convey
the same as aforesaid; that we will and 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 hands and seals
this 4 day of February, 1994.

WITNESS:

Cheryl L. Hay
4-19-97

J. STEPHEN DREADEN

(SEAL)

Cheryl L. Hay
4-17-97

LESLIE J. DREADEN

(SEAL)

04/05/1994-11007
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 67.00

Inst # 1994-11007

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. STEPHEN DREADEN and wife, LESLIE J. DREADEN, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of February, 1994.

Cheryl L. Hay
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: APR. 17, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

(SEAL)

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