

This instrument was prepared by  
(Name) J. Dan Taylor  
(Address) 3021 Lorna Road, Suite 100  
Birmingham, Alabama 35216

Send Tax Notice To: Mr. Todd R. Wallace  
name  
2415 Chandawood Circle  
address  
Palham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA  
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of One Hundred Twenty-eight Thousand and 00/100 (\$128,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Edward E. Teasley and wife, Charlotte Teasley  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Todd R. Wallace, an unmarried man  
(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 228, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, page 49, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

03/13/1995-06295  
09:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
15.00

\$ 121,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.  
Subject to 1995 taxes, not yet due and payable.  
Subject to easements, restrictions and rights of way of record.

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 herunto set OUR hand(s) and seal(s), this 1st day of March, 19 95

WITNESS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Edward E. Teasley (Seal)  
EDWARD E. TEASLEY  
Charlotte Teasley (Seal)  
CHARLOTTE TEASLEY

STATE OF ALABAMA  
JEFFERSON COUNTY General Acknowledgment  
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward E. Teasley and wife, Charlotte Teasley whose name is 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 1st day of March, A. D., 19 95  
MY COMMISSION EXPIRES: 8/26/98  
J. DAN TAYLOR Notary Public.