

This instrument was prepared by

Send Tax Notice To: John B. Gaskin, Jr.
name
1117 McQueen Circle
address
Helena, Alabama 35080

(Name) DAVID F. OVSON Attorney at Law

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$135,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Franklin S. Stout and wife, Nancy A. Stout

(herein referred to as grantors) do grant, bargain, sell and convey unto John B. Gaskin, Jr. and wife, Lori A. Gaskin

(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 25, according to the Survey of Second Sector, Fieldstone Park, as recorded in Map Book 16, Page 114, in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable until October 1, 1995.
2. Easements, rights-of-way and restrictions of record.

\$108,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-12023

05/08/1995-12023
01:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 35.50

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 28th day of April, 19 95.

(Seal) Franklin S. Stout (Seal)

(Seal) Nancy A. Stout (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Franklin S. Stout and wife, Nancy A. Stout whose name(s) 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 28th day of April A.D., 1995

NOTARY PUBLIC STATE OF ALA.
MY COMMISSION EXPIRES FOR ALABAMA AT LARGE
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.
Aug. 27, 1996.

David F. Ovson
Notary Public