

SEND TAX NOTICE TO:

(Name) JON M. ERWIN  
1609 Southpointe Drive  
(Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Anne R. Strickland, Attorney in Law  
5330 Stadium Trace Parkway, Suite 250  
(Address) Birmingham, AL 35244

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of One Hundred Sixty-Three Thousand Nine Hundred Fifty and NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

David E. Bolden and Cheryl L. Bolden, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jon M. Erwin and Margie A. Erwin

(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 34, according to the Survey of Southpointe, First Sector, as recorded in Map Book 11, Page 83, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, rights of way, covenants of record; taxes for 1996 and subsequent years not yet due and payable.

\$131,150.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-05365

02/20/1996-05365  
10:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
101 MCC 41.50

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 15th day of February, 1996

WITNESS:

David E. Bolden (Seal)  
David E. Bolden (Seal)  
David E. Bolden (Seal)

Cheryl L. Bolden (Seal)  
Cheryl L. Bolden (Seal)  
Cheryl L. Bolden (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, Anne R. Strickland, Notary Public in and for said County, in said State, hereby certify that David E. Bolden & Cheryl L. Bolden 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 15th day of February, A. D., 1996

My commission expires: 5/11/97

Anne R. Strickland  
Anne R. Strickland Notary Public

Inst 1996-05365