

This instrument was prepared by

Send Tax Notice To: Chris J. Sawyer

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

name 3004 Raven Circle
address Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars & Other Valuable Considerations

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

Chris Sawyer and Wife, Laurabeth C. Sawyer
(herein referred to as grantors) do grant, bargain, sell and convey unto
Chris J. Sawyer and Laurabeth C. Sawyer

(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 23, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1997.

Subject to 35 foot building line as shown on recorded map.

Subject to 10 foot easement on south and west sides of lot as shown on recorded map.

Subject to restrictions as shown on recorded map.

Inst # 1997-32121

10/03/1997-32121
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 31.50

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 25th
day of September, 19 97.

(Seal)

(Seal)

(Seal)

Chris Sawyer (Seal)
Chris Sawyer
Laurabeth C. Sawyer (Seal)
Laurabeth C. Sawyer (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb a Notary Public in and for said County, in said State, hereby certify that
Chris Sawyer and Wife, Laurabeth C. Sawyer
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 25th day of September A.D., 19 97

My Commission Expires:
January 23, 1998

Larry L. Halcomb
Notary Public