

SEND TAX NOTICE TO:

(Name) Mr. John M. Olmsted
(Address) 4508 Eagle Point Dr.
Bham, AL 35242

This instrument was prepared by

(Name) Thomas L. Foster, Attorney
(Address) 1201 No. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of --Two Hundred Thirty Thousand and 00/100-- (\$230,000.00) DOLLARS

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

Roger Willis and wife, Margaret Ellison Willis

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

John M. Olmsted and Sondra S. Olmsted

(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 2, according to the Survey of Eagle Point, First Sector, Phase I, as recorded in Map Book 14, page 114 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Inst # 1997-34582
10/24/1997-34582
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 54.50

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 hands and seals, this 13 day of October, 19 97.

WITNESS:

(Seal)

(Seal)

(Seal)

Roger Willis (Seal)
Margaret Ellison Willis (Seal)

STATE OF ~~ALABAMA~~ GEORGIA }

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Willis and wife, Margaret Ellison Willis whose name is 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 13 day of October, A.D. 97

[Signature]
Notary Public
My Commission Expires Aug. 31, 1998

Inst # 1997-34582