

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RICHARD GROSS
113 BROOK CIRCLE
PELHAM, AL 35124

Inst # 1997-38102

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY SIX THOUSAND and 00/100 (\$126,200.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, FEASTER B. HAMPTON and MELISSA HAMPTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RICHARD GROSS and LORI D. GROSS, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 61, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE TWO, SECOND ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 4 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Permits to Alabama Power Company recorded in Deed Book 121, page 409; and Deed Book 247, page 891 in Probate Office.
3. Easements to Colonial Pipeline recorded in Deed Book 224, page 754 in Probate Office.

Right of way to Southern Natural Gas recorded in Deed Book 142, page 545; and in Deed Book 90, page 435 in Probate Office.

Right of way to Shelby County recorded in Deed Book 135, page 400; and in Deed Book 131, page 26 in Probate Office.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Instrument #1996-16979, in Probate Office.

\$111,452.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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

11/21/1997-38102
11:41 AM
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 26.00
11/21/1997-38102
11:41 AM
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 26.00

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, FEASTER B. HAMPTON and MELISSA HAMPTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 4TH day of NOVEMBER, 1997.

Feaster B. Hampton
FEASTER B. HAMPTON

Melissa Hampton Acting By and through her attorney in fact, Feaster B. Hampton
MELISSA HAMPTON, ACTING BY AND THROUGH
HER ATTORNEY IN FACT, FEASTER B. HAMPTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that FEASTER B. HAMPTON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand this the 4th day of November, 1997.

Mary Margaret Helt
Notary Public

My commission expires: 9/22/2000

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that FEASTER B. HAMPTON, whose name as Attorney in Fact for MELISSA HAMPTON, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, in his capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the day the same voluntarily on the date the same bears date.

Given under my hand this the 4th day of November, 1997.

Mary Margaret Helt
Notary Public

My commission expires: 9/22/2000

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