

This instrument was prepared by

Send Tax Notice To:

Martin, Drummond & Woosely, P.C.

Steven P. Meads

(Name)

(Name)

2204 Lakeshore Drive, Suite 130

2008 Little Ridge Circle

(Address)

(Address)

Birmingham, Alabama 35209

Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY-FOUR THOUSAND DOLLARS AND NO/100*****Dollars

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

Stephen T. Price and wife, Patricia H. Price

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

Steven P. Meads and Lee Carol Griffin

(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 53, according to the Survey of Little Ridge Estates, as recorded in Map Book
9, page 174 A & B, in the Probate Office of Shelby County, Alabama.\$ 131,200.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.Subject to existing easements, restrictions, current taxes, set-back lines,
rights of way, limitations, if any, of record.01/06/1998-00299
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 41.90TO HAVE AND TO HOLD, to 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 31st day of
December, 19 97.

(Seal)

Stephen T. Price

(Seal)

(Seal)

Patricia H. Price

(Seal)

STATE OF ALABAMA

COUNTY OF Jefferson

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County in said State, hereby certify that
Stephen T. Price and wife, Patricia H. Price, 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 the 31st day of December, 19 97.NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 8, 2001

Notary Public

Inst # 1998-00299