

This instrument was prepared by

Send Tax Notice To:

Fred M. Bohannon

Deborah H. Bohannon

(Name) 249 Norwick Forest Drive

Alabaster, AL 35007

(Address)

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway

Pelham, AL 35124

(Address)

Inst # 1998-01297

**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-Six Thousand, Five Hundred and no/100-----Dollars

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

Keith D. Leffel, a single person

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

Fred M. Bohannon and wife Deborah H. Bohannon

(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 17, Block 4, according to the Survey of Norwick Forest - Second Sector, as recorded in Map Book 13 page 23 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 110,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-01297

01/14/1998-01297  
09:16 AM CERTIFIED

TO 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, I have hereunto set my hand(s) and seal(s), this 29th day of December, 19 97.

(Seal)

*Keith D. Leffel*  
Keith D. Leffel

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that th D. Leffel, a single person whose name(s) is signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of December 19 97.

James H. Allman  
Notary Public

3-12-2001

Inst # 1998-01297

01/14/1998-01297  
09:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 67.50

Return to:

TO

WARRANTY DEED  
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA

COUNTY OF \_\_\_\_\_

Recording Fee \$

Deed tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA  
600 20th Street North  
Birmingham, Alabama 35203-2601  
(205) 251-2871