

This instrument was prepared by

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway  
Pelham, AL 35124

(Address)

Send Tax Notice To:  
Gerald G. Ginn  
Janie C. Ginn

(Name) 219 Brookhollow Drive  
Pelham, AL 35124

(Address)

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

Inst # 1998-01300

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eight Thousand and no/100----- Dollars

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

Roberta T. Cannon, a single woman

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

Gerald G. Ginn and wife Janie C. Ginn

(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 51, according to the survey of Brookhollow, First Sector, as recorded in Map Book 17 page 103 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.

\$ 106,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-01300

01/14/1998-01300  
09:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 13.00

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 31st day of December, 19 97.

(Seal)

*Roberta T. Cannon*

Roberta T. Cannon

(Seal)

(Seal)

(Seal)

(Seal)

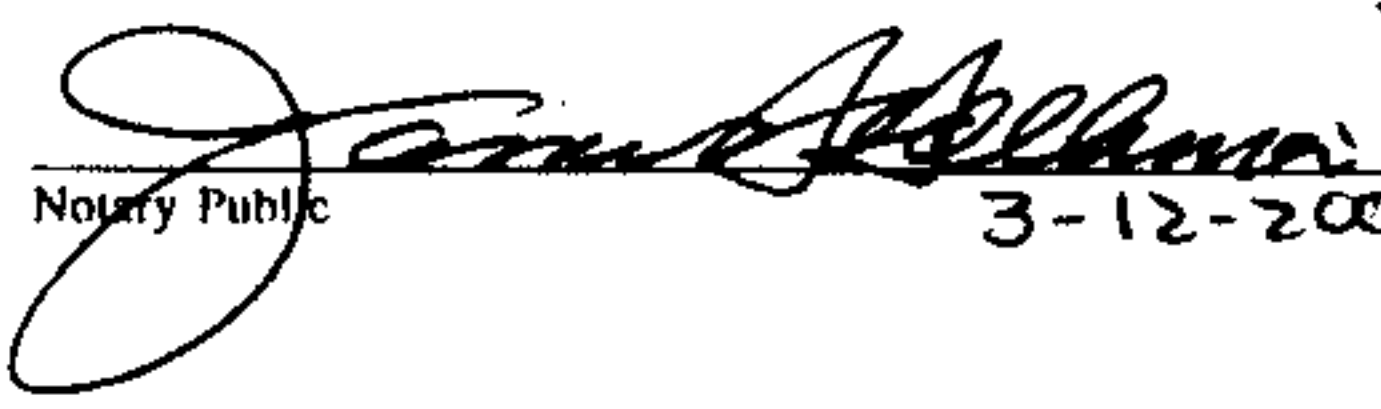
(Seal)

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 Roberta T. Cannon, a single woman, whose name(s) 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, she, 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 3-12-2001

Inst # 1998-01300

01/14/1998-01300  
09:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 13.00

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