

(Name) John Brian Tipton
376 Red Stick Rd.
(Address) Pelham, Al. 35124

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

Form 1-3 Rev. 9/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNIFICENT CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and no/100 (\$10.00) 124,000 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John Brian Tipton and his wife Sandy L. Tipton

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

John Brian Tipton and Sandy L. Tipton
(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 4, Block 3, according to the Survey of Indian Wood Forest, Third Sector, as recorded in Map Book 7, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Grantees and Grantors are one and the same persons, the purpose of this deed to convey title to husband and wife as joint tenants with right of survivorship.

Inst # 1998-44961

11/12/1998-44961
03:01 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CRM 9.50

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 14

day of October, 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

John Brian Tipton (Seal)
JOHN BRIAN TIPTON
Sandy L. Tipton (Seal)
SANDY L. TIPTON (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Brian Tipton and his wife Sandy L. Tipton whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of October, A.D. 1998

[Signature]
Notary Public