

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
ALEXANDER M. BOSWELL, JR.  
KATHY A. BOSWELL  
680 LAKECREST DR  
HOOPER, AL 35226

1999-20127

STATE OF ALABAMA)  
COUNTY OF SHELBY}

WATKINS, D. S. J. WROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY-EIGHT THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO/100's (\$58,250.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we C. DANIEL RHODES, a married man (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto ALEXANDER M. BOSWELL, JR. and KATHY A. BOSWELL (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 2906, according to the Survey of Riverchase Country Club, 29th Addition, as recorded in Map Book 18, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ NONE of the consideration was paid from the proceeds of a mortgage loan closed simultaneously, herewith.

The above described property does not constitute the homestead of the Grantor nor his spouse.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

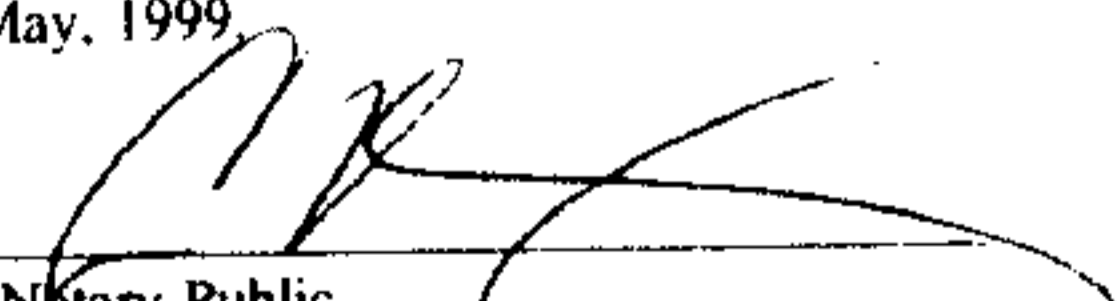
IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 4th day of May, 1999.

  
C. DANIEL RHODES

STATE OF ALABAMA)  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that C. DANIEL RHODES, 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 and official seal this 4th day of May, 1999.

  
Notary Public  
My Commission Expires: 5/29/99

05/13/1999-20127  
07:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 67.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW