

SEND TAX NOTICE TO:

Rodney M. Allen &

(Name) Tracey A. Nicholson

219 Chestnut Forest Drive

(Address) Helena, AL 35080

This instrument was prepared by

Inst # 1999-51793

(Name) Holliman, Shockley & Kelly

2491 Pelham Parkway

(Address) Pelham, AL 35124

12723/1999-51793

09:40 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

Page 24-8 Nov. 1999
 JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - SHELBY COUNTY TITLE COMMISSION, INC. - SHELBY COUNTY, ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Forty Two Thousand Three Hundred Fifty & No/100----- DOLLARS

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

Gregg R. Jackson, a married man

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

Rodney M. Allen and Tracey A. Nicholson

(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 29-A, according to a Resurvey of Lots 29 and 30 of Chestnut Forest, as recorded in Map Book 25, page 22 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 1999 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.

\$ 193,880.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The property being conveyed herein does not constitute the homestead of the Grantor or 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 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/we have hereunto set MY/OUR hand(s) and seal(s), this 17th


day of December, 19 99.

WITNESS:

 (Seal)

 (Seal)

 (Seal)


 Gregg R. Jackson

 (Seal)

 (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gregg R. Jackson, a married man whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, A D. 19 99

8.290j

Notary Public