

SEND TAX NOTICE TO:
Timothy Ellis Clayborn
and Janice Coley Clayborn
3732 Kinross Drive
Birmingham, Alabama 35242

This instrument was prepared by
Mark S. Boardman, Esquire
Boardman, Carr & Weed, P.C.
P. O. Box 59465
Birmingham, Alabama 35259-9465

01/24/2000-02458
01:00 PM CERTIFIED
SHELBY COUNTY ALABAMA

Inst # 2000-02458

Form 1-1-9 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP : FIDELITY & SURETY INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED FORTY-NINE THOUSAND EIGHT HUNDRED NINETY-NINE DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Eugene Cody and Suzanne Lehman Cody, husband and wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Timothy Ellis Clayborn and Janice Coley Clayborn, husband and wife, (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 55, according to the survey of Brook Highland, First Sector, as recorded in Map Book 12, Page 62 A&B, in the Probate Office of Shelby County, Alabama, which address is 3732 Kinross Drive, Birmingham, Alabama 35242.

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 do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, William Eugene Cody and Suzanne Lehman Cody have hereunto set their hands and seals, this 13 day of JAN, 2000.

Shirley Holder (SEAL)
Witness

William Eugene Cody (SEAL)
William Eugene Cody

Melina Casey (SEAL)
Witness

Suzanne Lehman Cody (SEAL)
Suzanne Lehman Cody

STATE OF LOUISIANA
COUNTY OF JEFFERSON
PARISH

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Eugene Cody and Suzanne Lehman Cody, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of JANUARY, 2000.

[Signature]
Notary Public

SEAL

My commission expires: At Death