

This instrument was prepared by

Send Tax Notice To: Ricky Lee Fowler, Jr.

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

name 30 Springbrook Lane
Montevallo, Al. 35115
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-five thousand one hundred and fifty and no/100 (\$55,150.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sandra Palmer, a married woman and Debbie Cardone, a married woman, heirs
at law of Owen Seals and Lila W. Seals, deceased
(herein referred to as grantors) do grant, bargain, sell and convey unto
Rickey Lee Fowler, Jr. and Natalie M. Key

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby
County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Mineral and mining rights excepted.

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

\$ 56,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantors are married women, however, the property described herein is not the homestead of the Grantors or their spouses.

Inst # 2000-29318

08/28/2000-29318
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00

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 hand(s) and seal(s), this 9
day of May, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

Sandra Palmer (Seal)
SANDRA PALMER
Debbie Cardone (Seal)
DEBBIE CARDONE

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Palmer, a married woman & Debbie Cardone, a married woman whose name s 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 9 day of May A. D., 2000

Patricia K. Martin
Notary Public.

EXHIBIT A

That part of the SE 1/4 of the NW 1/4 of Section 2, Township 22, Range 4 West, situated in Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of said forty and thence run west along the north line of said forty 80 feet; thence South 230 yards to the north right of way line of the Montevallo & Boothton Road; thence east along the north right of way of said road 80 feet; thence north along the forty line 230 yards to the point of beginning.

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