

This instrument was prepared by

Send Tax Notice To: Christopher T. Ryan

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

name 142 Chestnut Ridge
Alabaster, Al.
address 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred and no/100 (\$500.00)

DOLLAR

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jimmie R. Ryan, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Christopher T. Ryan and Kelly L. Ryan

(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 43, according to the Survey of Harvest Ridge, Second Phase, as recorded in Map Book 12, page 49 in the Probate Office of Shelby County, Alabama.

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

Inst # 2001-00869

01/09/2001-00869

03:19 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CJ1 11.50

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, I have hereunto set my hand(s) and seal(s), this 28 day of December, 20 00

WITNESS:

Caroleyn S. Self (Seal)
(Seal)
(Seal)

Jimmie R. Ryan (Seal)
JIMMIE R. RYAN (Seal)
(Seal)
(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 Jimmie R. Ryan, an unmarried man 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of December, A. D., 2000

My commission expires:

Nov. 13, 2003

Notary Public.
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Nov 13, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS
PRECISION PRINTING 491-6568 Form 6-6-90