

SEND TAX NOTICE TO:

(Name) Douglas W. and Linda B. Yates  
3129 Harwick Drive  
 (Address) Birmingham, AL 35242-4436

This instrument was prepared by

(Name) CORRETTI & NEWSOM

(Address) 1804 7th Avenue North, Birmingham, AL 35203

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY SIX THOUSAND AND NO/100 (\$156,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
 Danny L. Putman and wife, Connie W. Putman; and John Spalding and wife, Patricia A. Spalding

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

Douglas W. Yates and wife, Linda B. Yates

(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 18, according to the map and survey of Altadena Woods, Third Sector, as recorded in Map Book 11, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1988.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in 131, page 522, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in 139, Page 571, in said Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 138, Page 119, in said Probate Office.

\$140,400.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously with delivery of this deed.

1. Deed Tax \$ 16.00  
 2. Mtg. Tax         
 3. Recording Fee 2.50  
 4. Indexing Fee 3.00  
 TOTAL 21.50

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, WE have hereunto set OUR hand(s) and seal(s), this 15th

day of February, 19 88

WITNESS:

Danny L. Putman (Seal)  
Connie W. Putman (Seal)  
John Spalding (Seal)  
Patricia A. Spalding (Seal)

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

88 FEB 16 PH 2:50

STATE OF ALABAMA

JEFFERSON

COUNTY

JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Danny L. Putman and wife, Connie W. Putman; and John Spalding and wife, Patricia A. Spalding 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, A. D., 1988

E. Kay Wallace