

SEND TAX NOTICE TO:

(Name) Brian M. Coates & Denise L. Coates
(Address) 2711 Royal Lane
Pelham, AL 35124

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law
900 Park Place Tower, 2001 Park Place North
(Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Two Thousand & 00/100 ----- DOLLARS
(\$102,000.00)

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

GEORGE H. DUNLAP and wife, GAIL H. DUNLAP

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

BRIAN M. COATES and DENISE L. COATES

(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 39, according to the Survey of Royal Oaks, Second Sector, as recorded in Map Book 7, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the current year.
2. Restrictions appearing of record in Misc. Book 24, Page 699.
3. Right of Way granted to Alabama Power Company recorded in Deed Book 313, Page 625.
4. Easements and building lines as shown on recorded map.
5. Right of Way granted to the City of Pelham, recorded in Real Volume 143, Page 347.

\$100,582.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Fee	\$ 1.50
2.	\$
3.	\$ 1.50
4.	\$ 3.00
5.	\$
6.	\$ 1.00
TOTAL	\$ 8.00

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

day of July, 19 90

WITNESS:

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

90 SEP -5 AM 9:49

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE H. DUNLAP and wife, GAIL H. DUNLAP 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of July, A. D., 19 90

BOOK 308 PAGE 349