

This instrument was prepared by

Send Tax Notice To: GARY REED

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

name 3469 Smokey Road
Alabaster, AL. 35007
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 (\$295000.00) DOLLARS

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

STEVE R. SCOTT and wife, TERESA K. SCOTT
(herein referred to as grantors) do grant, bargain, sell and convey unto
GARY REED and wife, JANICE C. REED

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

Lots 1 and 2, according to the Map and Survey of Highpoint Estates, as recorded in Map Book 16, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$220000.00 of the purchase price of the property being conveyed herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1993-21525

07/22/1993-21525
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 83.50

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 he 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 on the record; 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 will 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 19th day of July, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Steve R. Scott (Seal)
STEVE R. SCOTT

Teresa K. Scott (Seal)
TERESA K. SCOTT

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that STEVE R. SCOTT and wife, TERESA K. SCOTT 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 19th day of July A. D., 1993

My Commission Expires: 8-27-97

[Signature]
Notary Public.