

This instrument was prepared by

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Send Tax Notice To: H. RUSSELL CAMP and
SUSAN M. CAMP
name 4529 Wooddale Drive
Pelham, Alabama 35124
address

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

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Five Thousand Four Hundred and No/100 (\$85,400.00)-----DOLLARS

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

JAMES NEIL GUEST, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

H. RUSSELL CAMP and SUSAN M. CAMP

(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 8, in Block 1, according to the survey of Wooddale, Second Sector, as recorded in Map Book 5, page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: 1) Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993. 2) Building setback line of 35 feet reserved from Wooddale Drive as shown by plat. 3) Public utility easements as shown by recorded plat, including easements of 7.5 feet on the Northeasterly and Northwesterly sides. 4) Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 7, page 401. 5) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, pages 500 and 569. 6) Right(s) of way to granted to Alabama Power Company and Southern Bell Telephone and Telegraph by instrument(s) recorded in Deed Book 278, pae 470. 7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, page 140.

\$85,400.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

James Neil Guest is the surviving grantee of deed recorded in Deed Book 310, page 884; the other grantee, Cheryl L. Guest having died on March 19, 1989.

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 defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of September, 19 93.

(Seal)

(Seal)

(Seal)

James Neil Guest (Seal)
JAMES NEIL GUEST

(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 JAMES NEIL GUEST, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September A. D., 19 93

[Signature]
Notary Public.