

This Instrument was
prepared by:

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100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DANNY R. HAITHCOCK
2711 Royal Lane
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED TEN THOUSAND AND NO/100THS (\$110,000.00) DOLLARS and other good and valuable consideration, the undersigned GRANTORS, BRIAN M. COATES AND WIFE, DENISE L. COATES, in hand paid by DANNY R. HAITHCOCK AND WIFE, ROSITA N. HAITHCOCK, GRANTEES herein, the receipt of which is hereby acknowledged, GRANTORS do by these presents, grant, bargain, sell and convey unto the 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, 2nd 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 year 1994, which are not due and payable until October 1, 1994, but became a lien on October 1, 1993, and taxes for subsequent years.
2. A 30 ft. minimum building line from Royal Lane, and a 7.5 ft. public utility easement on the Northeastern and Southeastern side of subject property as shown by the recorded plat.
3. Restrictions per recorded plat regarding single family residences and as recorded in Misc. Book 24, page 699.
4. Right of way to Ala. Power Co. as recorded in Deed Book 313, page 625.
5. Right of way to the City of Pelham as recorded in Real Volume 143, page 347.

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6. Right of way and easement to Alabama Power Co. and South Central Bell Telephone Co. as recorded in Deed Book 313, page 625.

\$88,000.00 of the consideration herein was paid with a purchase money mortgage closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORS, BRIAN M. COATES AND WIFE, DENISE L. COATES, have hereunto set their signature and seal, this the 25 day of October, 1993.


BRIAN M. COATES

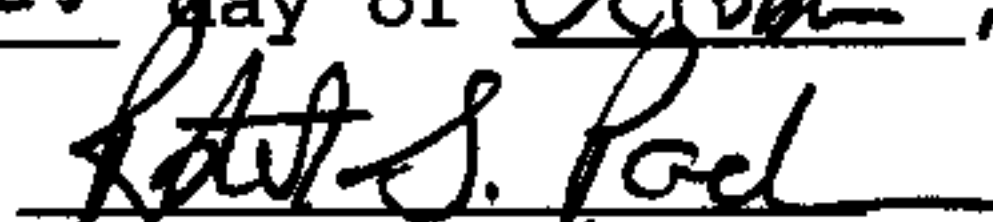

DENISE L. COATES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, Robert S. Pader, a Notary Public, in and for said County, in said State, hereby certify that BRIAN M. COATES, 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 this the 25 day of October, 1993.


Notary Public

My commission expires: 7/16/94

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, Roberts. Paden, a Notary Public, in and for said County, in said State, hereby certify that DENISE L. COATES, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of October, 1993.

Robt. S. Paden
Notary Public

My commission expires: 7/16/94

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