

This instrument was prepared by

Send Tax Notice To: Donald L. Bottom

(Name) Clayton T. Sweeney
2700 Highway 280 East, Suite 290E
(Address) Birmingham, AL 35223

2009 Bridgelake Drive
Birmingham, AL 35244
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 Four Hundred Thirty-five Thousand Seven Hundred Fifty & 00/100----- DOLLARS

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

Eugene Scott and wife, Karen Scott
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald L. Bottom and Barbara J. Bottom
(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 275, according to Riverchase Country Club, Ninth Addition, Residential Subdivision, as recorded in Map Book 8, page 46 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1995 which are a lien but are not due and payable until October 1, 1995.

Existing easements, restrictions, set-back lines and limitations of record.

\$ 348,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-36032

12/07/1994-36032
03:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 96.00

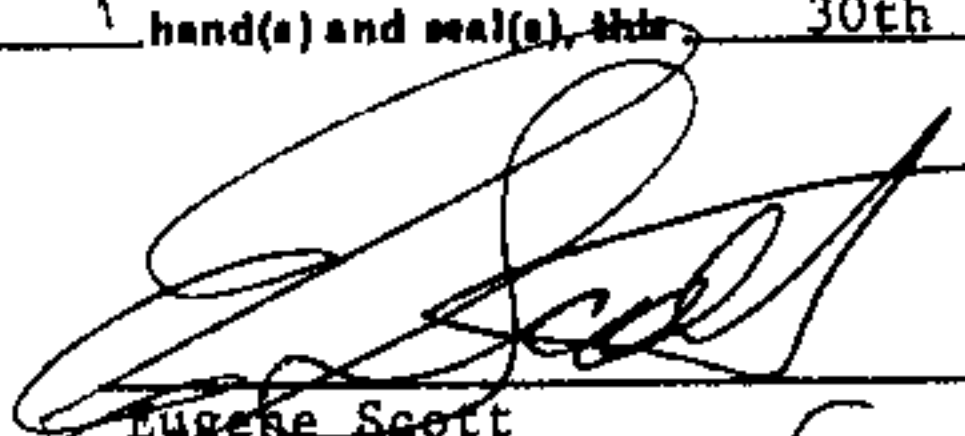
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; It being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the 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 grantee 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 30th day of November, 1994.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)


Eugene Scott (Seal)

Karen Scott (Seal)
_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

Clayton T. Sweeney

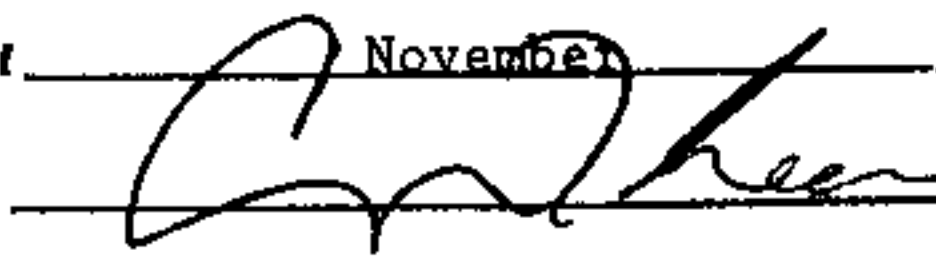
, a Notary Public in and for said County, in said State,

do hereby certify that Eugene Scott and wife, Karen Scott

are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 30th day of November, A. D., 1994

My Commission expires: 5/29/95


Notary Public.

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