

This instrument was prepared by

Send Tax Notice To: Paul Keith Gould
name

(Name) DAVID F. OVSON Attorney at Law

2513 Blazing Star
address

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTEEN THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$113,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mary Michele Holden and husband, Neal T. Holden

(herein referred to as grantors) do grant, bargain, sell and convey unto Paul Keith Gould and Lisa D. Gould

(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 19, according to the Amended Map of Chaparral, First Sector, Phase I, as recorded
in Map Book 7, Page 161, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable until October 1, 1995.
2. Easements, rights-of-way and restrictions of record.

\$102,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

-20825

08/03/1995-20825
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 20.00

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 28th
day of July, 19 95.

(Seal)

(Seal)

(Seal)

Mary Michele Holden (Seal)
Mary Michele Holden

Neal T. Holden (Seal)
Neal T. Holden

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that
Mary Michele Holden and husband, Neal T. Holden
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 28th day of July A.D., 1995

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

David F. Ovson
David F. Ovson

Notary Public
Notary Public