

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
SAMUEL H. NATION, III
5271 Harvest Ridge Lane
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND FOUR HUNDRED SIXTY AND NO/100 Dollars (\$ 154,460.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, CHRISTOPHER S. KELLAR and wife, CLARE L. KELLAR, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SAMUEL H. NATION, III AND JERRY LYNN NATION (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 27, according to the Survey of Meadowbrook, Eleventh Sector, as recorded in Map Book 9, Page 6 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due for the year 1995 and thereafter.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Misc. Book 57, Page 23.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Misc. Book 48, Page 880; and Real Volume 1, Page 344.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 32, Page 306.
6. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. Book 57, Page 711.
7. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Misc. Volume 57, Page 708.

\$147,150.00 of the total consideration recited above was paid from the proceeds of a mortgage loan 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 it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same

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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, we have hereunto set our hands and seals this 14 day of August, 1995.

WITNESS:

Christopher S. Kellar (SEAL)
CHRISTOPHER S. KELLAR

Clare L. Kellar (SEAL)
CLARE L. KELLAR

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER S. KELLAR and wife, CLARE L. KELLAR, whose names 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 14 day of August, 1995.

David Richardson
NOTARY PUBLIC

My Commission Expires: 6-27-99

(SEAL)

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