

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
CANETHA J. LOVELL
JERRY W. WHEELER
125 Douglas Meadows Drive
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed/1996/03

Inst # 1996-03926

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTY-FOUR THOUSAND DOLLARS AND NO/100'S (\$84,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we ELAINE W. BEIERSDOERFER, a married woman, BRITTANY BEIERSDOERFER HOGUE, a married woman and HEIDI BEIERSDOERFER PARKER, a married woman, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto CANETHA J. LOVELL and JERRY W. WHEELER (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 19, according to the Survey of Douglas Meadows, as recorded in Map Book 15, Page 80, in the Probate Office of Shelby County, Alabama.

Subject to:
Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$83,691.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantor nor their spouses.

BRITTANY BEIERSDOERFER HOGUE is one and the same person as BRITTANY BEIERSDOERFER, AND ONE AND THE SAME PERSON AS BRITTNEY BEIERSDOERFER HOGUE.

HEIDI BEIERSDOERFER PARKER is one and the same person as HEIDI BEIERSDOERFER.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 31st day of January, 1996.

Brittney Beiersdoerfer Hogue
BRITTANY BEIERSDOERFER HOGUE
(Brittney) B.H.

STATE OF Alabama
Mobile COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRITTANY BEIERSDOERFER HOGUE, 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 and official seal this 31 day of January, 1996.

Jamie R. Sellen
Notary Public

AFFIX SEAL

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES 02/06/1996
BONDED THROUGH NOTARY PUBLIC ASSOCIATION

02/06/1996-03926
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 31st day of January, 1996.

Heidi Beiersdoerfer Parker
HEIDI BEIERSDOERFER PARKER

STATE OF Alabama }
Jefferson COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that HEIDI BEIERSDOERFER PARKER, 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 and official seal this 31st day of January, 1996.

My Commission Expires: 5/29/99

[Signature]
Notary Public

AFFIX SEAL

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 31st day of January, 1996.

Elaine W. Beiersdoerfer
ELAINE W. BEIERSDOERFER

STATE OF Alabama }
Jefferson COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ELAINE W. BEIERSDOERFER, 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 and official seal this 31st day of January, 1996.

My Commission Expires: 5/29/99

[Signature]
Notary Public

AFFIX SEAL

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50