

This instrument was prepared by

(Name) Mary Lynn Campisi

(Address) 3017 Pump House Road  
Birmingham, Alabama 35243

Send Tax Notice To: Donnie L. Driver

name

46 Little Creek Circle

address  
Chelsea, Alabama 35043

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100-----  
----- DOLLARS (\$79,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Roger F. Patmalnee and Connie L. Patmalnee, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Donnie L. Driver and wife, Cheryl R. Driver

(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 17, according to Chelsea Estates First Addition, as recorded in Map Book 5, page 65, in the Probate Office of Shelby County, Alabama.

\$79,857.00 of the consideration stated hereinaabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996.

Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

Inst # 1996-15147

05/08/1996-15147  
02:50 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DOL MCD 9.00

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 1st  
day of May, 19 96.

\_\_\_\_\_  
(Seal) Roger F. Patmalnee (Seal)  
\_\_\_\_\_  
(Seal) Connie L. Patmalnee (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Mary Lynn Campisi, a Notary Public in and for said County, in said State, hereby certify that  
Roger F. Patmalnee and Connie L. Patmalnee  
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 1st day of May, A.D., 19 96

Mary Lynn Campisi  
Mary Lynn Campisi Notary Public  
My Commission Expires: 06/16/99

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