

This instrument was prepared by

Send Tax Notice To: Brian K. Vailes  
name

(Name) Larry L. Halcomb

5 Chase Plantation Parkway  
address

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Birmingham, AL 35244

**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 TWELVE THOUSAND FOUR HUNDRED AND NO/100-----  
DOLLARS (\$112,400.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Melissa Lee McElhaney Scott and husband, Derek Scott

(herein referred to as grantors) do grant, bargain, sell and convey unto Brian K. Vailes and Catherine Morton, Both  
Unmarried

(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 5-A, according to a Resurvey of Lots 1, 2, 3, 4, 5 and 6, Amended Map of  
Chase Plantation, as recorded in Map Book 8, page 174, in the Probate Office  
of Shelby County, Alabama.

Mineral and mining rights excepted.  
Subject to taxes for 1996.  
Subject to easements, right of way, Declaration of Protective Covenants,  
restricted use in Riverchase Residential Covenants, release of damages, and  
agreement with Alabama Power Company, of record.

Melissa Lee McElhaney and Melissa Lee McElhaney Scott is one and the same  
person.

\$ 106,750.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

07/02/1996-21268  
10:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO1 MCD 14.50

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 June, 19 96.

(Seal)

(Seal)

(Seal)

Melissa Lee McElhaney Scott (Seal)  
Derek Scott (Seal)

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that  
Melissa Lee McElhaney Scott and husband, Derek Scott  
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 June A.D., 1996

Larry L. Halcomb

Notary Public

My Commission Expires:  
January 23, 1998

Inst # 1996-21268