

This instrument was prepared by  
Claude M. Moncus  
(Name) Corley, Moncus & Ward, P.C.  
(Address) 400 Shades Creek Pkwy., Ste 100  
Birmingham, Alabama 35209

Send Tax Notice To: Michael H. Schultz  
name  
3287 HILLARD DRIVE  
address  
BIRMINGHAM, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.  
Jefferson COUNTY }

That in consideration of FORTY EIGHT THOUSAND AND NO/100----- DOLLARS (\$48,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
Birmingham Hide & Tallow Co.

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael H. Schultz and wife, Melanie O.  
Schultz

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 2, in Block 1, according to the Survey of Wyngate Trace, as recorded in  
Map Book 12, Page 94, in the Office of the Judge of Probate in Shelby County,  
Alabama.

Subject to: Existing easements, restrictions, set back lines, right of ways,  
limitations, if any, of record and Ad Valorem taxes for the year 1996, which  
said taxes are not due and payable until October 1, 1996.

Inst # 1996-24790

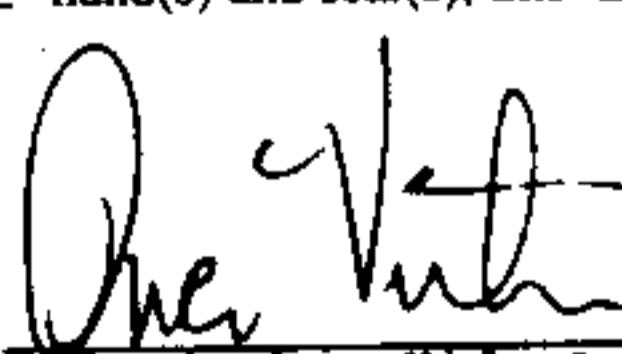
08/01/1996-24790  
08:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
801 NCR 57.58

\$ N/A of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 23rd  
day of July, 19 96.



(Seal)

Birmingham Hide & Tallow Co. (Seal)

Claude M. Moncus (Seal)

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