

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 }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

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 GRANTEES 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 GRANTEES) 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
001 MC3 57.50

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

(Seal)

(Seal)

(Seal)

Birmingham Hide & Tallow Co.
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that
Birmingham Hide & Tallow Co.
whose name(s) 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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 23rd day of July, A.D., 1996

Claude M. Moncus

Notary Public

My Commission Expires: 12/28/99