

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

SEND TAX NOTICE TO:  
Kimberly J. Boettner  
John F. Boettner  
5043 Linwood Drive  
Hoover, AL 35242

08/29/1996-28413  
11:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE SNA 45.50

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Warranty Deed/TIMBROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventy Two Thousand DOLLARS (\$172,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we Lawrence F. Cooper, III, a single man and, Melissa P. Jordan, a single woman (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Kimberly J. Boettner and John F. Boettner (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 17, according to the Final Plat of Linwood Estates, as recorded in Map Book 11, Page 45, 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.

\$137,600.00 of the consideration was paid from the proceeds of a mortgage loan closed 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 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 10<sup>th</sup> day of August, 1996.

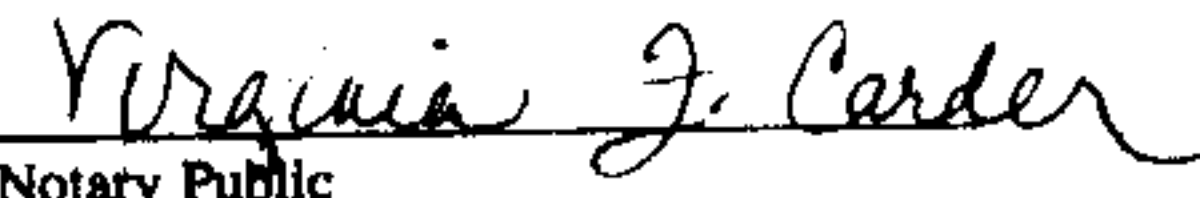
  
Lawrence F. Cooper, III

  
Melissa P. Jordan

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lawrence F. Cooper, III, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of August, 1996.

  
Notary Public

My Commission expires: 2000

Inst # 1996-28413

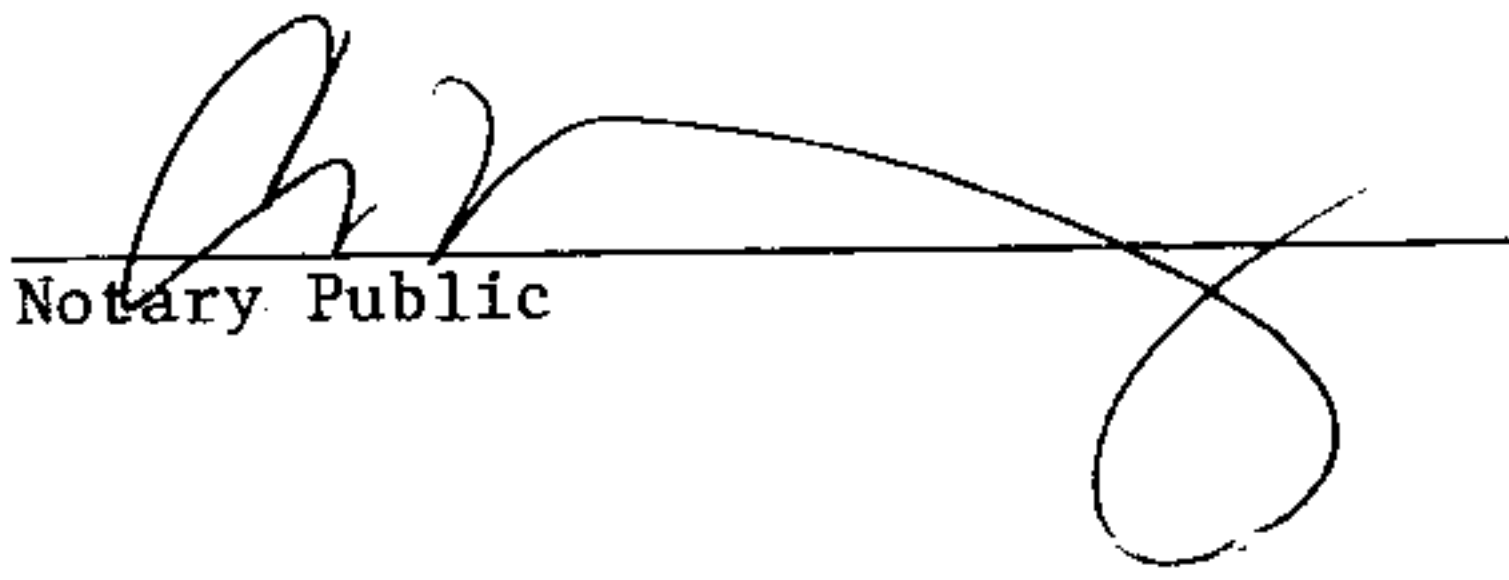
CLAYTON T. SWEENEY, ATTORNEY AT LAW

AFFIX SEAL

State of Alabama)  
County of Jefferson)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Melissa P. Jordan, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 16th day of August, 1996.

  
\_\_\_\_\_  
Notary Public

My commission expires: 5/29/99

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