

This instrument was prepared by

(Name) Massey & Stotser, P.C.

(Address) 1100 East Park Drive, Suite 301
Birmingham, Alabama 35235

Send Tax Notice To: Phyllis J. Berg
name
1693 Monteagle Drive
address
Birmingham, Alabama 35244

1996-29814
In

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY ONE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$221,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Noel A. Gordon, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto Phyllis J. Berg and Elizabeth S. Berg and Kathi B. Bush

(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 4, according to the Survey of Southpointe, Fifth Sector, as recorded in Map Book 13, Page 120, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes for the year 1996 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$145,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

09/10/1996-29814
12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WCD \$6.00

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 6th day of September, 19 96.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Lorrie A. Maples, a Notary Public in and for said County, in said State, hereby certify that Noel A. Gordon, an unmarried man, 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 6th day of September, A.D. 19 96.

MY COMMISSION EXPIRES SEPTEMBER 13, 1998

Lorrie A. Maples

Notary Public