

This instrument was prepared by

(Name) John C. Robbins

(Address) 200 Park Place Tower
Birmingham, AL 35203

Send Tax Notice To: E.B. Chesnutt

/ name

18 Oak Ridge Drive

address

Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars, and other good and valuable DOLLARS

consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edwin Bowen Chesnutt, III, a/k/a E.B. Chesnutt, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Edwin Bowen Chesnutt, III, a/k/a E.B. Chesnutt, a married man, and
his wife, Donna Shirey Chesnutt

(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 18, according to the Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. All ad valorem taxes due.
2. A thirty-five (35) foot building set back line and easements as shown by record plat.
3. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Volume 254, page 677.

The Grantees herein hereby agree to assume and to pay the balance of that certain mortgage from Charles E. Johnson and wife, Jeannie R. Johnson to Real Estate Financing, Inc. in Mortgage Volume 395, page 220, and assigned to Federal National Mortgage Association in Misc. Volume 32, page 431, Shelby County, Alabama, and re-assigned to Regions Mortgage.

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 ~~do~~ do for myself ~~to have and to hold~~ and for my ~~heirs, executors, and administrators~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~not~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~do~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~heirs, executors, and administrators~~ 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 10th day of MARCH, 1997.

WITNESS:

(Seal)

(Seal)

(Seal)

E.B. Chesnutt III (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Myra B. Collier, a Notary Public in and for said County, in said State, hereby certify that Edwin Bowen Chesnutt, III a/k/a E.B. Chesnutt 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 10th day of MARCH A. D., 1997

Myra B. Collier

Notary Public

My Commission expires: 5/17/99

03/12/1997-07658
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE