

SEND TAX NOTICE TO:

(Name) MAC D. SAXON, JR.  
145 LANDINGS LANE  
(Address) WILSONVILLE, ALABAMA 35186

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
(Address) PELHAM, AL 35124

FM No. ATC 27, Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, . . . . .

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100---(\$135,000.00) DOLLARS

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

CHRISTOPHER E. GOULD, an unmarried man  
MISTIE V. CONNELL, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

MAC D. SAXON, JR. and wife, JOYCE S. SAXON

(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 5, according to the Survey of Carleton Estates, as recorded  
in Map Book 13, Page 48, in the Probate Office of Shelby County,  
Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.

\$90,000.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.

04/10/1997-11082  
09:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 53.50

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, we have hereunto set our hand(s) and seal(s), this 4th

day of APRIL 19 97

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Christopher E. Gould (Seal)  
CHRISTOPHER E. GOULD  
Mistie V. Connell (Seal)  
MISTIE V. CONNELL (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER E. GOULD, an unmarried man, and MISTIE V. CONNELL, an unmarried woman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April A. D. 19 97

Thos A. Erard  
Notary Public

Inst # 1997-11082