

This instrument was prepared by

(Name) Corley, Moncus & Ward, P.C.

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Send Tax Notice To: Robert Bruce Terry
name
2430 Royal Lane
address
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$135,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Timothy E. Stanton and wife, Corrine W. Stanton

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert Bruce Terry and wife, Anita H. Terry

(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 20, According to the Map and Survey of Royal Oaks, 2nd Sector, as recorded
in Map Book 7, Page 77 in the Probate Office of Shelby County, Alabama.

Inst # 1997-12858

04/23/1997-12858
12:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JUL 11 1997

\$105,000.00 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, we have hereunto set our hand(s) and seal(s), this 21st
day of April, 19 97.

(Seal)

(Seal)

(Seal)

Timothy E. Stanton (Seal)

Corrine W. Stanton (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that
Timothy E. Stanton and wife, Corrine W. Stanton
whose name(s) 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 21st day of April, A.D., 19 97

[Signature]
Notary Public