

SEND TAX NOTICE TO:

(Name) Paige Paugh Scott

(Address) 2140 Bailey Brook Drive
Hoover, Alabama 35244

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty Thousand and no/100----- DOLLARS

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

Ronald L. Whitworth and wife, Janice N. Whitworth

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

Paige Paugh Scott and James Paul Scott Jr.

(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 43, according to the Survey of Riverchase West - Dividing Ridge - Revision No. 1 Subdivision, as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama. Said property being in Section 25, Township 19 South, Range 3 West, Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

05/22/1997-15992
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 138.50

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 10th day of April, 19 97.

WITNESS:

(Seal)

(Seal)

(Seal)

Ronald L. Whitworth (Seal)
Ronald L. Whitworth
Janice N. Whitworth (Seal)
Janice N. Whitworth

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald L. Whitworth and wife, Janice N. Whitworth 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 10th day of April, A. D. 19 97

Wm H Halbrooks
Notary Public

Inst # 1997-15992