

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Patrick G. Pouncey
2108 Arrow Leaf Drive
Hoover, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That In consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 (\$180,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Forrest Neal Wade and wife, Mary Ann Wade**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Patrick G. Pouncey and Jennifer Kelly** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Initial FW AP SK

Lot 13, according to the Survey of Riverchase West, 1st Addition, as recorded in Map Book 7, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$159,000.00 of the purchase price recited above was paid from a mortgage loan closed 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 23rd day of May, 1997.

[Signature]
7/2000

[Signature]
Forrest Neal Wade

[Signature]
Mary Ann Wade

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Forrest Neal Wade**, a married man 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 the 23 day of May, 1997.

[Signature]
Notary Public 7/2000

My Commission Expires:

06/02/1997-17048
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 32.00

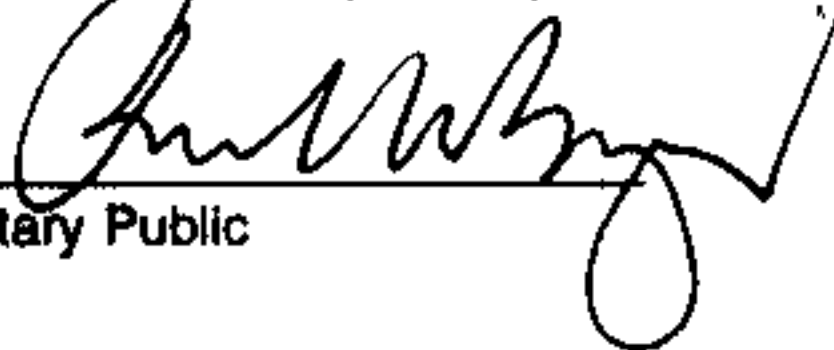
Inst # 1997-17048

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in and for said State, hereby certify that **Mary Ann Wade, a married woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23 day of May, 1997.


Notary Public

My Commission Expires: 11/20/2000

Inst # 1997-17048

06/02/1997-17048
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 32.00