

SEND TAX NOTICE TO:
Howard L. Sylestine
195 College Street
Vincent, Alabama 35178
PID# 07-5-15-1-003-008 & -008.002

STATE OF ALABAMA
Shelby COUNTY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

Ninety-Nine Thousand Five Hundred and 00/100 (\$99,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Betty L. Elliott, an unmarried person

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Howard L. Sylestine and Vera Jean Sylestine

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots B & C, of Block Two, according to a Resurvey of Cottage Hills Subdivision in Vincent, Alabama, as recorded in Map Book 4, Page 64, in the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.

\$ 39500 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1997 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the 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 in and to the property described hereinabove 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.

Inst # 1997-17812

06/06/1997-17812
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 71.00

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And the said GRANTORS and for GRANTORS' heirs, executors and administrators does hereby covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 claiming by, through and under the GRANTOR(S) herein.

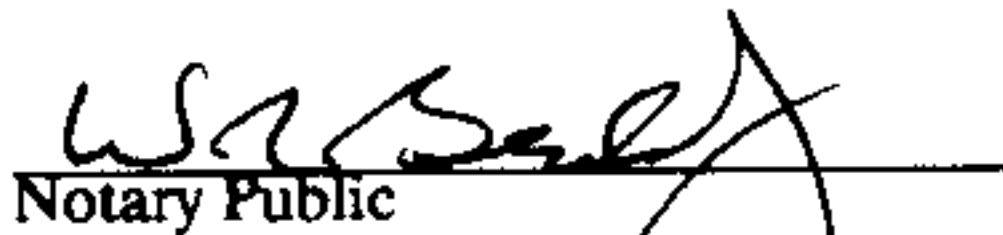
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 4th day June, 1997.


Betty L. Elliott

**STATE OF ALABAMA
SHELBY COUNTY :**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betty L. Elliott, an unmarried person** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4th day of June, 1997.


Notary Public

My Commission expires:09/21/98

(SEAL)

This instrument was prepared by:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 CAHABA PARK SOUTH, SUITE 104
BIRMINGHAM, ALABAMA 35242

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