

This instrument was prepared by

Send Tax Notice To: David C. Marchman(Name) DAVID F. OVSON Attorney at Law

name

1004 Burnt Pine Drive

address

Alabaster, Alabama 35007(Address) 728 Shades Creek Parkway #120  
Birmingham, Alabama 35209**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 TEN THOUSAND AND NO/100-----  
----- DOLLARS (\$110,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Herbert L. Alexander and wife, Deborah A. Alexander

(herein referred to as grantors) do grant, bargain, sell and convey unto David C. Marchman and wife, Judy S.  
Marchman and D. Alan Marchman and wife, Cindy Marchman

(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 58, according to the Survey of Eagle Wood Estates, First Sector, as recorded in  
Map Book 7, page 45, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$108,027.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

David C. Marchman is one and the same as David Carter Marchman.

Judy S. Marchman is one and the same as Judy Stewart Marchman.

06/20/1997-19382  
10:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOL NEL 12.50

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 12th  
day of June, 19 97.

\_\_\_\_\_  
(Seal) Herbert L. Alexander (Seal)  
\_\_\_\_\_  
(Seal) Deborah A. Alexander (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

## General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that  
Herbert L. Alexander and wife, Deborah A. Alexander  
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 12th day of June A.D., 1997

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Aug. 27, 2000.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

David F. Ovson

Notary Public