

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SCOTT W. MYERS  
6743 REMINGTON CIRCLE  
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

07/02/1997-20617  
10:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOR. MCN 19.50

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED and 00/100 (\$159,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM F. HAMILTON and ROBIN L. HAMILTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SCOTT W. MYERS, A SINGLE PERSON and ELIZABETH JOHNSON, A SINGLE PERSON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 21, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 3, AS RECORDED IN MAP BOOK 7, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Easements, or claims of easements, not shown by the public records.
3. Easement over the Northeasterly and Southeasterly 5 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
4. 35 foot building restriction line from Remington Circle as shown on recorded map.
5. Notes and Restrictions as set out on recorded map.
6. Restrictions appearing of record in Misc. Volume 31, page 968; Misc. Volume 38, page 356 and Misc. Volume 49, page 32.
7. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 32, page 214.
8. Agreement with Alabama Power Company relating to electrical facilities as recorded in Misc. Volume 32, page 220.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 121, page 294.

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10. Right-of-way granted Alabama Power Company recorded in Deed Book 101, page 523 and in Deed Book 319, page 54.
11. Right-of-way granted Alabama Gas Corporation recorded in Deed Book 206, page 21.

\$151,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, his, her, or 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, WILLIAM F. HAMILTON and ROBIN L. HAMILTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of June, 1997.

  
WILLIAM F. HAMILTON

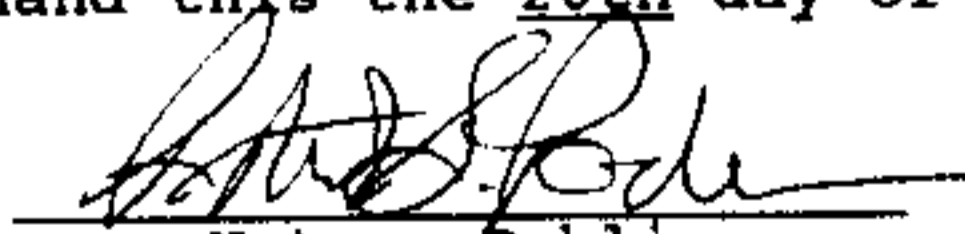
  
ROBIN L. HAMILTON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM F. HAMILTON and ROBIN L. HAMILTON, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of June, 1997.

  
Notary Public

My commission expires: 7/16/98

Inst # 1997-20617

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