

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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SEND TAX NOTICE TO:

LEMUEL T. MOTLOW, JR.
503 LAUREL WOODS TRAIL
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LEMUEL T. MOTLOW, JR. and JAN U. MOTLOW, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LEMUEL T. MOTLOW, JR. and JAN U. MOTLOW, HUSBAND AND WIFE, (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 111, ACCORDING TO THE SURVEY OF LAUREL WOODS, PHASE II, AS RECORDED IN MAP BOOK 17, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE 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. A 20 foot building set back line and easements as shown by record plat.
3. Easements to Alabama Power Company in Deed Book 200, page 542.
4. Right of way to Shelby County in Deed Book 271, page 716.
5. Easements to Colonial Pipe Line Co. in Deed Book 272, page 672.

\$98,000.00 of the consideration herein was derived from a mortgage 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized

08/12/1997-25521
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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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LEMUEL T. MOTLOW, JR. and JAN U. MOTLOW, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of July, 1997.

Lemuel T. Motlow Jr.
LEMUEL T. MOTLOW, JR.

Jan U. Motlow
JAN U. MOTLOW

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LEMUEL T. MOTLOW, JR. and JAN U. MOTLOW, 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 21st day of July, 1997.

Ant S. Felt
Notary Public

My commission expires: 7/16/98

Inst # 1997-25521

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