

SEND TAX NOTICE TO:

(Name) KENNETH W. OLDFIELD  
721 OLDE TOWNE CIRCLE  
 (Address) ALABASTER, AL 35007

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
 (Address) PELHAM, AL 35124

Form 115 Rev 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100-----(\$130,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**JAMES MICHAEL JOINER and wife, CATHY S. JOINER**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**KENNETH W. OLDFIELD and wife, GINGER D. OLDFIELD**

(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 14, according to the Survey of Olde Towne Forest,  
 2nd Addition, as recorded in Map Book 12, Page 85, in  
 the Probate Office of Shelby County, Alabama.

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

\$104,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1997-26574

08/20/1997-26574  
 10:03 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCB 34.50

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 15th day of August, 19 97.

WITNESS:

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

James Michael Joiner  
 JAMES MICHAEL JOINER (Seal)  
Cathy S. Joiner  
 CATHY S. JOINER (Seal)  
 \_\_\_\_\_  
 (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES MICHAEL JOINER and wife, CATHY S. JOINER 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 15th day of August, A. D., 19 97

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