

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Tracey R. Nelson
Reginald A. Nelson
116 Park Place Way
Alabaster, AL 35007

Inst # 1997-28313

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Two Thousand Five Hundred and No/100, (\$92,500.00), DOLLARS, in hand paid to the undersigned, Christine M. Whitley, and spouse, William M. Whitley, (hereinafter referred to as "GRANTORS"), by Tracey R. Nelson and spouse, Reginald A. Nelson, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 20, according to the survey of Park Place, First Addition, Phase I, as recorded in Map Book 15, Page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 1997.
2. Building setback line of 20 feet reserved from Park Place Way as shown by plat.
3. Easements as shown by recorded plat, including a 7.5 foot easement on the Westerly side and 10 feet on the Northerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 384, Page 121 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 333, Page 385 in Probate Office.
6. Easement to AT&T as shown by instrument recorded in Real 194, Page 332 in Probate Office.
7. Easement to Alabama Power Company as shown by instrument recorded in Real 84, Page 189 in Probate Office.
8. Gate Valve Easement as set out in Real 195, Page 649 in the Probate Office.

\$91,973.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of August, 1997.

Christine M. Whitley (SEAL)
Christine M. Whitley
GRANTOR

William M. Whitley (SEAL)
William M. Whitley
GRANTOR

Tracey R. Nelson (SEAL)
Tracey R. Nelson
GRANTEE

Reginald A. Nelson (SEAL)
Reginald A. Nelson
GRANTEE

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Christine M. Whitley and spouse, William M. Whitley, whose names 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 29th day of August, 1997.

Laura Sue Underwood
NOTARY PUBLIC

My commission expires: 6-23-2001

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Tracey R. Nelson and spouse, Reginald A. Nelson, whose names are signed to the foregoing conveyance as GRANTEES, 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 29th day of August, 1997.



NOTARY PUBLIC

My commission expires: 6-23-2001

Inst # 1997-28313

09/04/1997-28313
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50