

SEND TAX NOTICE TO:

(Name) Carl Edward Agee
2624 Buttewoods Dr.
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

Form 113 Rev. 5/82 #002/98
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 eighty-eight thousand and no/100 (\$188,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Daniel E. Whiteside and his wife Lisa M. Whiteside

therein referred to as grantors) do grant, bargain, sell and convey unto
Carl Edward Agee and Marie Bryant Agee

therein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to wit

Lot 32, according to the Survey of Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$100,000.00 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

Inst # 1998-01072

01/12/1998-01072
01:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 96.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever, if 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 grantor 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 8 day of January, 1998

WITNESS

(Seal)

DANIEL E. WHITESIDE

(Seal)

LISA M. WHITESIDE

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel E. Whiteside and his wife Lisa M. Whiteside 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of January, 1998

Susan C. Clegg

Inst # 1998-01072