

SEND TAX NOTICE TO:

(Name) Lance Sullivan
120 Old Spanish Trail
(Address) Montevallo, Al. 35115

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

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 sixteen thousand five hundred and no/100 (\$116,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kenneth Paul Maynard and his wife Susan Yvonne Maynard

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

Lance Sullivan and Sherry Harrison Sullivan

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

Shelby County, Alabama to wit:

See attached Exhibit A for legal description of property being conveyed and which is incorporated herein for all purposes.

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

\$119,995.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The purpose of re-recording of this deed is to correct the acknowledgement statement for the power of attorney of record.

Inst # 1997-34754

10/27/1997-34754
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

02/17/1998-05243
11:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCG 14.50

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 7 day of October, 1997.

WITNESS:

(Seal)

(Seal)

(Seal)

Kenneth Paul Maynard (Seal)
KENNETH PAUL MAYNARD by *Kenneth Paul Maynard*
Susan Yvonne Maynard as her attorney in fact
SUSAN YVONNE MAYNARD by Kenneth Paul Maynard as her Attorney in Fact (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Paul Maynard a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of October, 1997

Patricia K. Martin
Notary Public

Inst # 1997-34754

EXHIBIT A

Parcel I

Lot 2, in Block 4, according to the Survey of Mission Hills, First Sector, as recorded in Map Book 6, Page 47 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II

Lot 5, in Block 4, according to the Survey of Mission Hills, Second Sector, as recorded in Map Book 6, Page 114 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING: A part of Lot 5, Block 4, Mission Hills, Second Sector, as recorded in Map Book 6, Page 114 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of said Lot 5; thence Northerly along West line of said Lot, 100.0 feet to the point of beginning; thence continue along last said course 98.44 feet; thence right 94 degrees 09 minutes 06 seconds and run 39.01 feet; thence right 45 degrees 20 minutes 54 seconds and run 125.77 feet; thence right 130 degrees 30 minutes 00 seconds and run 120.58 feet to the point of beginning; being situated in Shelby County, Alabama.

10/27/1997-34754
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 12.00

Inst # 1997-34754

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Paul Maynard, as attorney in fact for Susan Yvonne Maynard, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 1997.

Patricia K. Neader
Notary Public
My Commission Expires: 6/28/2000

I hereby certify that this is true and correct copy of the foregoing instrument on this the 2nd
day of February, 1998.

Patricia K. Martin
Patricia K. Martin
Closing Attorney

Patricia K. Martin
Attorney at Law
3021 Lorna Road, Suite 100
Birmingham, Alabama 35216
(205) 823-4552

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