

SEND TAX NOTICE TO:

(Name) Timothy J. Lewis
1057 Willow Creek Parkway
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209
FM No ATC 27 Rev. 5/87

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand, Five Hundred & no/100----- DOLLARS
(\$118,500.00)

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

Ben A. Echard and wife, Elizabeth J. Echard

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

Timothy J. Lewis and Dawn F. Lewis

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 60-A, according to the map and resurvey of Lots 46 through 62, of Willow Creek Phase One, as recorded in Map Book 9, Page 95, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$115,588.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1998-08003

03/09/1998-08003
07:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 11:50

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 26th

day of February 19 98

WITNESS,

(Seal)

Ben A. Echard

(Seal)

(Seal)

Elizabeth J. Echard

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Ben A. Echard and Elizabeth J. Echard

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 26th day of February A D 19 98

William H. Halbrooks

Notary Public

Inst # 1998-08003