

his instrument was prepared by

Send Tax Notice To:

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

(Address)

(Name) JAMES BARRY WALDREP  
100 WAGON TRAIL  
ALABASTER, AL 35007

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

that in consideration of ONE HUNDRED FORTY SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$147,900.00) Dollars

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

TODD M. KETCHAM and wife, KELLI M. KETCHAM

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

JAMES BARRY WALDREP and wife, RHONA L. WALDREP

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 22, according to the Survey of Apache Ridge,

Sector 5, as recorded in Map Book 17, Page 62, in

the Probate Office of Shelby County, Alabama.

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

\$ 140,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

03/27/1998-10886  
 11:21 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 16-00

TO HAVE AND TO HOLD, to 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 hereon; 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 25th day of March, 19 98.

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

Todd M. Ketcham  
 TODD M. KETCHAM (Seal)

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

Kelli M. Ketcham  
 KELLI M. KETCHAM (Seal)

STATE OF ALABAMA  
 COUNTY OF SHELBY

## General Acknowledgment

I, the undersigned a Notary Public in and for said County in said State, hereby certify that TODD M. KETCHAM and wife, KELLI M. KETCHAM, 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 the 25th day of March, 19 98

Notary Public

2-25-2001