

SEND TAX NOTICE TO:

(Name) Edward Allen Fulton & Betty J. Fulton

(Address) 112 Tall Timber Road

Alabaster, Alabama 35007

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE HUNDRED FIFTY-TWO THOUSAND TWO HUNDRED THIRTY-FIVE AND NO/100 (\$152,235.00)** DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **WILLIAM R. PEETE, a married man and H. KAY OSTROM, a married woman** (herein referred to as grantor or grantors) do grant, bargain, sell and convey unto **EDWARD ALLEN FULTON and wife, BETTY J. FULTON** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama and run thence South 89° 18 min. 02 sec. East along the South line of subject Section 4 a distance of 316.07 feet to the point of beginning of the property, Parcel No. 2, being described; thence run North 0° 41 min. 58 sec. East a distance of 654.96 feet to a point; thence run South 89° 18 min. 05 sec. East a distance of 2,228.31 feet to a point on the West right of way line of Shelby County Road No. 15; thence run South 3° 05 min. 21 sec. East along the right of way line a distance of 656.43 feet to a point on the South line of said Section 4; thence run North 89° 18 min. 02 sec. West along the said South line of said Section 4 a distance of 2,271.68 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:**

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 87 page 271 and Deed Book 129 page 335 in Probate Office.

The above described property constitutes no part of the homestead of either of the grantors or their spouse.

**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, I, or each of us, have hereunto set my or our hands and seals, this 23 day of March, 1998.

H. Kay Ostrom  
H. Kay Ostrom

(SEAL)

William R. Peete  
William R. Peete

(SEAL)

03/27/1998-10947  
01:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DDE MCD 164.50

Inst # 1998-10947

STATE OF NORTH CAROLINA )  
Catawba COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William R. Peete, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of March, 1998.

Carolyn Dockery (SEAL)  
Notary Public  
My Commission Expires: 4-20-98

STATE OF MICHIGAN )  
COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **H. Kay Ostrom, a married woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of March, 1998.

Cheryl A. Seales (SEAL)  
Notary Public  
My Commission Expires: 9-1-2001

Inst # 1998-10947

03/27/1998-10947  
01:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 164.50

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