

This instrument was prepared by

Send Tax Notice To: Gregory P. Deming

(Name) Corley, Moncus & Ward, P.C.

name

4053 Water Willow Lane

address

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED EIGHTY THOUSAND AND NO/100-----
----- DOLLARS (\$480,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Donna H. White and husband, Emery H. White

(herein referred to as grantors) do grant, bargain, sell and convey unto Gregory P. Deming and wife, Jennie C. Deming

(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 3018, according to the Map and Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13, Page 88 A & B, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record and Ad Valorem taxes for the year 1998, which said taxes are not due and payable until October 1st, 1998.

03/30/1998-11235
04:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 105.50

\$384,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

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 16th day of March, 19 98.

(Seal)

Donna H. White (Seal)

(Seal)

Emery H. White (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that Donna H. White and husband, Emery H. White 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 16th day of March A.D., 1998

Claude M. Moncus

Notary Public