

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
PAUL S. NEWMAN
CONNIE S. NEWMAN
908 SYCAMORE DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF Shelby)

Warranty Deed/TIWRDS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIFTY EIGHT THOUSAND AND NO/100 DOLLARS (\$258,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I, SANDRA K. MANNSCHRECK, an unmarried woman, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **PAUL S. NEWMAN and CONNIE S. NEWMAN** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 2907, according to the Map and Survey of Riverchase Country Club, 29th Addition, as recorded in Map Book 18, Page 123, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$206,400.00 of the consideration was paid from the proceeds of a mortgage loan closed 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 do for myself and for my heirs, executors, and administrators, covenant with said GRANTEES their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand(s) and seal(s), this the 16th day of March, 1998.


SANDRA K. MANNSCHRECK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SANDRA K. MANNSCHRECK, 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 16th day of March, 1998.


Notary Public
My Commission Expires: 5/29/99

04/07/1998-12388
12:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 60.50

REC-11-8661
Inst 1

CLAYTON T. SWEENEY, ATTORNEY AT LAW