

SEND TAX NOTICE TO:

(Name) Michael J. Sykes

(Address) 286 Mountain View  
W. Donnell Dr  
35186

This instrument was prepared by

Mike T. Atchison, Attorney at Law

(Name)

P O Box 822, Columbiana, AL 35051

(Address)

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

ONE HUNDRED FORTY NINE THOUSAND AND NO/100 DOLLARS

That in consideration of

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

Geraldine V. Holmes, an unmarried woman

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

Michael J. Sykes and wife, Rhonda E. Sykes

(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 10, according to the survey of Carleton Estates as recorded in Map Book 13, Page 48 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

\$119,200.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-13515

04/15/1998-13515  
02:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 38.50

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, I have hereunto set my hand(s) and seal(s), this 14th

day of April, 19 98

WITNESS:

(Seal)

Geraldine V. Holmes

(Seal)

Geraldine V. Holmes

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

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

hereby certify that Geraldine V. Holmes

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: 14th day of April, A. D., 19 98

Given under my hand and official seal this 14th day of April, A. D., 19 98

My Commission Expires: 10/16/2000

[Signature]

Notary Public

Inst # 1998-13515