

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
JEFFERY L. CHANCE
503 Fieldstone Drive
Helena, Alabama 35080

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 FOUR THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 144,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, MICHAEL KENT WOLVERTON and wife, CHERYL C. WOLVERTON, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFERY L. CHANCE AND EVA S. CHANCE (herein referred to as GRANTEEES) 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 First Section Fieldstone Park, as recorded in Map Book 15, Page 89, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due for the year 1998 and thereafter.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1992-20374.
3. Restrictions as shown on recorded map.
4. Declaration of Protective Covenants as recorded in Real Volume 370, Page 9 and amended in Real Volume 378, Page 706; Instrument #1993-03847 and Instrument #1993-03848.
5. Right of way granted to Alabama Power Company in Instrument #1992-26835.
6. Right of way in favor of Alabama Power Company and South Central Bell Telephone Company in Instrument #1992-26835.
7. Easements and building lines as shown on recorded map.
8. Certificate of Incorporation of Fieldstone Park Homeowner's Association, as recorded in Instrument #1997-1423.
9. Easement to Southern Natural Gas in Volume 213, Page 145.

\$ 140,150.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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.

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And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 10th day of December, 1997.

● Michael Kent Wolverton
MICHAEL KENT WOLVERTON

● Cheryl C. Wolverton
CHERYL C. WOLVERTON

● STATE OF Louisiana

● COUNTY OF St. Tammany

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL KENT WOLVERTON and wife, CHERYL C. WOLVERTON, whose names 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 10th day of December, 1997.

● Deacon Foster, Notary Public
NOTARY PUBLIC

My Commission Expires: at death

(SEAL)

Inst # 1998-16102

05/04/1998-16102
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 15.50