

This Instrument was prepared by:  
**Acre & Ramsey, L.L.C.**  
**Attorneys at Law**  
300 Office Park Drive, Suite 309  
Birmingham, Alabama 35223

Send Tax Notice To:  
Damon C. & Elizabeth A. Massey  
49 Red Stick Road  
Birmingham, Alabama 35124

### Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS,  
JEFFERSON COUNTY )

That in consideration of One Hundred Forty-Three Thousand & 00/100, (\$143,000.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, DAVID MARTIN GUTHRIE and GINGER GUTHRIE, husband and wife, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAMON C. MASSEY and ELIZABETH A. MASSEY, husband and wife (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 9, in Block 1, according to the Survey of Indian Wood Forest, Second Sector, as recorded in Map Book 7, page 83, in the Probate Office of SHELBY County, Alabama.

Damon C. Massey is one and the same person as Damon Cresap Massey.  
Elizabeth A. Massey is one and the same person as Elizabeth Ann Massey.

#### SUBJECT TO:

1. \$114,400.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneous herewith.
2. Ad Valorem taxes for 1998 and subsequent years, said taxes being a lien but not due and payable until October 1, 1998.
3. 30 foot easement line as shown on recorded map.
4. 7 1/2 foot easement on Rear side of lot as shown on recorded map.
5. Restrictions as shown on recorded map.
6. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 320, page 893.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 they are free from all encumbrances unless otherwise noted above;

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12:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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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 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 30<sup>th</sup> day of APRIL, 1998.

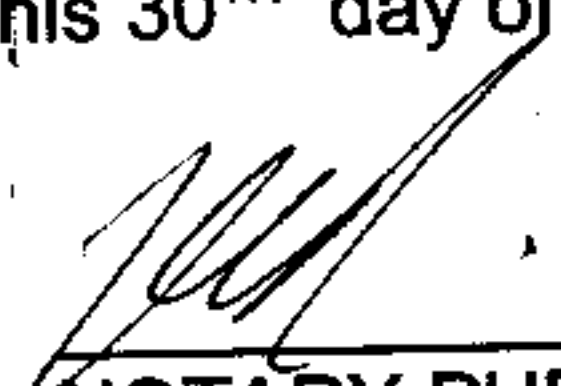
  
DAVID MARTIN GUTHRIE

  
GINGER GUTHRIE

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID MARTIN GUTHRIE & GINGER GUTHRIE, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>TH</sup> day of APRIL, 1998.

  
NOTARY PUBLIC  
My commission expires: 3/11/00

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