

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

R9804-2263

SEND TAX NOTICE TO:

This Instrument was  
prepared by:

TURNER, NORTON & JERNIGAN, L.L.C.  
Attorneys At Law  
2340 Woodcrest Place  
Suite 150  
Birmingham, Alabama 35209

GREGORY W. OLVEY  
102 JUNIPER CIRCLE  
PELHAM, ALABAMA 35124

Inst # 1998-16360

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$129,900.00) DOLLARS to the undersigned grantor, H.T.S. CONSTRUCTION, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto GREGORY W. OLVEY and KENDALL R. OLVEY, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 104, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE TWO, THIRD ADDITION, LOTS 91 AND 104, AS RECORDED IN MAP BOOK 21, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

05/06/1998-16360  
09:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
17.50

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. Building setback line of 20 feet reserved from Juniper Circle as shown by plat.
3. Easements as shown by recorded plat, including 7.5 feet along the northerly side of lot.
4. Right(s)-of-Way(s) granted to Shelby County by instrument recorded in Deed Book 135, page 401, in Probate Office.
5. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Inst. #1992-13513 in Probate Office.
6. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 183, page 220 and Instrument #1997-15377 in Probate Office.
7. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1996-17200 in Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 21, Page 20.
9. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 76, Page 297 in Probate Office.

\$123,400.00 of the consideration herein was derived from a mortgage 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, H.T.S. CONSTRUCTION, INC., by its PRESIDENT, HUGH T. SCOTT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of April, 1998.

H.T.S. CONSTRUCTION, INC.  
By:   
HUGH T. SCOTT, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HUGH T. SCOTT, whose name as PRESIDENT of H.T.S. CONSTRUCTION, INC., a corporation, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 29th day of April, 1998.

  
Notary Public

My commission expires: 1-24-99

Inst # 1998-16360

05/06/1998-16360  
09:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 17.50