

SEND TAX NOTICE TO:

(Name) Steven Roadway
 4712 Hollow Lane
 (Address) Helena, Al. 35080

This instrument was prepared by

(Name) Patricia K. Martin
 3021 Lorna Rd.
 (Address) Birmingham, Al. 35216

Form 1-1-3 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred eighteen thousand nine hundred and no/100 (\$118,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Christopher Dramer and his wife Amy R. Dramer

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

Steven K. Boadway and Lisa B. Boadway

(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 11, Block 6, according to the survey of Plantation South, Third Sector, Phase V, as recorded in Map Book 17, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$ 108,872.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

05/08/1998-16943
 11:43 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DD1 ME1 19.00

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, we have hereunto set our hands and seal(s), this 29

day of April, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

[Signature]

CHRISTOPHER DRAMER

AMY R. DRAMER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Dramer and his wife Amy R. Dramer

whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, A D. 19 98

[Signature]
 Patricia K. Martin
 Notary Public

Inst # 1998-16943