

This instrument was prepared by

(Name) Massey & Stotser, P.C.

(Address) 1100 East Park Drive, Suite 301
Birmingham, Alabama 35235

Send Tax Notice To: BETTY J. TUCKER
name
1957 RIVA RIDGE ROAD
address
HELENA, ALABAMA 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY NINE THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$99,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARY A. VEAL AND HUSBAND, DAVID VEAL

(herein referred to as grantors) do grant, bargain, sell and convey unto BETTY J. TUCKER

(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, according to the Map and Survey of Dearing Downs, Ninth Addition, Phase III, as recorded in Map Book 15, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes for the year 1998 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 97,137.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

05/19/1998-18369
10:43 AM CERTIFIED
SHELBY COUNTY JUNE 8, 1998
001 HEL 11.00

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 hand(s) and seal(s), this 15th day of May, 19 98.

_____(Seal) Mary A. Veal (Seal)
_____(Seal) DAVID VEAL (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY A. VEAL AND HUSBAND, DAVID VEAL 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, A.D., 1998

[Signature]
Notary Public
Commission Expires 2-17-99