



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Martin, Drummond & Woosley, P.C.
 2204 Lakeshore Drive Suite 130
 (Address) Birmingham, Alabama 35209

Inst # 1998-19932

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Fifty Five Thousand Dollars (\$355,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Delores R. Jackson, and Richard W. Jackson, Wife and Husband

(herein referred to as grantors) do grant, bargain, sell and convey unto
 Dena K. Percer and Tracy E. Percer

(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 2A, according to a Resurvey of Sorrell Farms Estates, as recorded in Map Book
 15, Page 39, in the Probate Office of Shelby County, Alabama.

\$155,000.00 of the above recited purchase price was paid from a mortgage loan closed
 simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights
 of way, limitations, if any, of record.

Delores R. Jackson and Delores W. Jackson are one and the same person.

06/01/1998-19932
 10:51 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 NEL 208.50

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

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 28th

day of May, 19 98

WITNESS:

_____ (Seal)	<u>Delores R. Jackson</u> (Seal)
_____ (Seal)	<u>Delores R. Jackson</u>
_____ (Seal)	<u>Richard W. Jackson</u> (Seal)
_____ (Seal)	<u>Richard W. Jackson</u> (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 Delores R. Jackson, and Richard W. Jackson, Wife and Husband
 whose name 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.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 Given under my hand and seal this 28th day of May, A.D., 19 98
Hubert E. Ramsey