

SEND TAX NOTICE TO:

(Name) Michael W. Reid

(Address) 256 Ewing Street
Montevallo, AL 35115

under supervision of:
This instrument was prepared by

(Name) Nathan C. Lee, Esq.

(Address) P.O. Box 358, Chester, Virginia 23831

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy One Thousand Five Hundred and No/100 (71,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MICHAEL K. STAGGS and MICHELE A. STAGGS, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael W. Reid and Kimberly D. Reid
(herein referred to as grantees, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

& 2
Lot 1/2, Block B, according to the Survey of Wilmont Subdivision, as recorded in Map Book 3, page 124, in the Probate Office of Shelby County, Alabama.

Property Address: 265 Ewing Street, Wilton, Alabama 35187

Subject to restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable.

\$ 71,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

06/02/1998-20226
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.50

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(s) and seal(s), this 12th day of May, 1998.

X Michele A. Staggs (Seal)
MICHELE A. STAGGS

X Michael K. Staggs (Seal)
MICHAEL K. STAGGS

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, SANDRA C. DAVISON, a Notary Public in and for said County, in said State, hereby certify that Michael K. Staggs and Michele A. Staggs, husband and wife whose names 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 12 day of May, A. D., 1998.

X Sandra C. Davison
Notary Public.

Inst # 1998-20226