

This instrument was prepared by:
Martin, Drummond, & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama Know All Men By These Presents,
Shelby County

That in consideration of One Hundred Sixty Eight Thousand Five
Hundred Dollars and no/100 (\$168,500.00) and other good and
valuable consideration

to the undersigned grantor or grantors in hand paid by the Grantees
herein, the receipt whereof is acknowledged, we,

ROBERT MALLORY KETCHUM AND KAREN LEIDHOLT KETCHUM, HUSBAND AND WIFE

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

DAN E. LINDER AND CHERYL E. LINDER

Dan E. Linder is one and the same person as Daniel E. Linder

(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 64, according to the Survey of Southern Pines Third Sector, as
recorded in Map Book 7, Page 162, in the Probate Office of Shelby
County, Alabama.

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

\$151,650.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and
administrators covenant with the said GRANTEES, their heirs and
assigns, that I we are lawfully seized in fee simple for said
premises; that they are free from all encumbrances unless otherwise
noted above; that we have a good right to sell and convey the same
aforesaid; that we will any 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, the Said Robert Mallory Ketchum and Karen
Leidholt Ketchum, have hereunto subscribed their names on this the
29th day of May, 1998.

Robert Mallory Ketchum
ROBERT MALLORY KETCHUM

Karen Leidholt Ketchum
KAREN LEIDHOLT KETCHUM

THE STATE OF ALABAMA
Jefferson County

I, the undersigned, Notary Public in and for said County, in
said State, hereby certify that Robert Mallory Ketchum and his
wife, Karen Leidholt Ketchum 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.

Given under my hand and official seal of office this the 29th
day of May, 1998.

[Signature]
Notary Public

Inst. # 1998-20309

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001

06/03/1998-20309
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 25.50

Inst. # 1998-20309