

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Chris N. Campbell

name

638 Riverchase Parkway W.

address

Birmingham, AL 35244

Inst # 1998-20692

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY TWO THOUSAND AND NO/100----- DOLLARS (\$152,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas Ray Wolsoncroft and wife, Janice C. Wolsoncroft

(herein referred to as grantors) do grant, bargain, sell and convey unto Chris N. Campbell and wife, Lisa P. Campbell

(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, according to the Survey of Riverchase West, as recorded in Map Book 7, page 150, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1998.

Subject to restrictions or covenants, easements, rights-of-way, agreement with Alabama Power Company, restrictions regarding Alabama Power Company, and restrictions as shown by recorded map, of record.

\$ 144,400.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

06/04/1998-20692
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 16.50

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 hand(s) and seal(s), this 29th day of May, 19 98.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Thomas Ray Wolsoncroft and wife, Janice C. Wolsoncroft 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 29th day of May, A.D., 19 98

My Commission Expires
January 23, 2002

Larry L. Halcomb

Notary Public