

98-388
Larry E. Hardin
113 Waltham Abbey, Alabaster, AL 35007

**WARRANTY DEED
JOINT TENANCY**

**State of Alabama
County of Shelby**

That in consideration of One Hundred Seventy-Six Thousand and 00/100 Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Robert E. Coats and Wendy J. Coats, Husband and Wife,

herein referred to as grantor does grant bargain, sell and convey unto

Larry E. Hardin and Gail W. Hardin

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the **County of Shelby, State of Alabama:**

Lot 50, according to the Survey of Weatherly, Glen Abbey, Sector 12, Phase 2, as recorded in Map Book 19, page 103, in the Probate Office of Shelby County, Alabama.

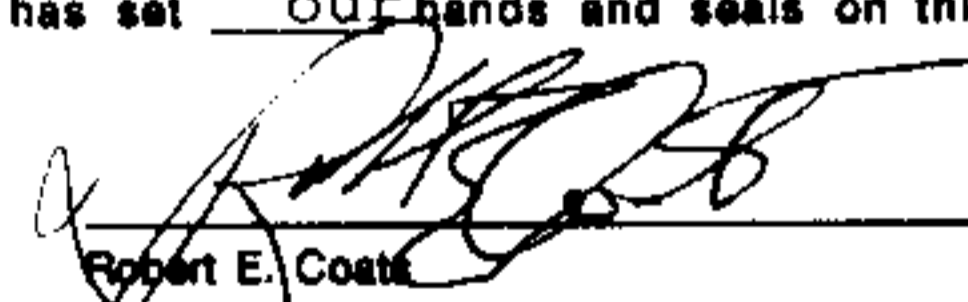
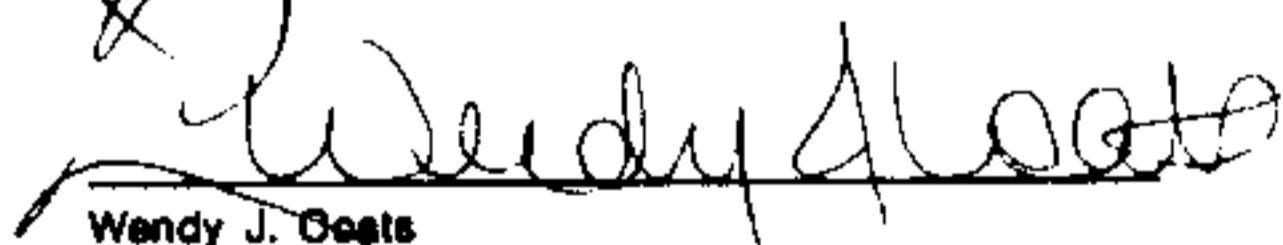
SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

07/21/1998-27586
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 52.50

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 do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

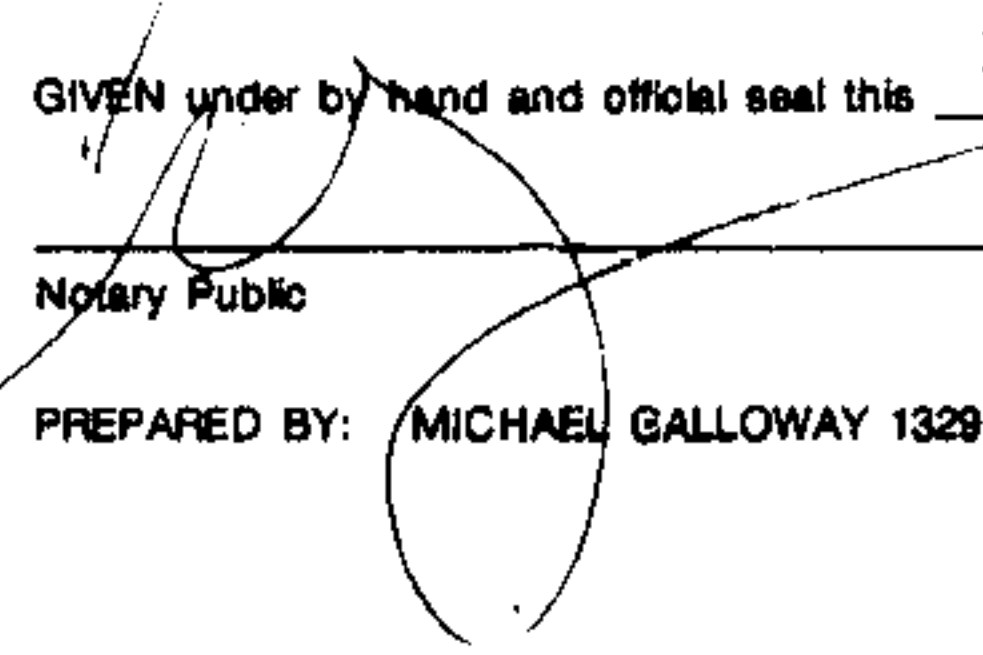
IN WITNESS WHEREOF the undersigned has set our hands and seals on this 14 day of July, 19 98


Robert E. Coats

Wendy J. Coats

(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Robert E. Coats and Wendy J. Coats, 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 14 day of July, 19 98


Commission Expires 8-7-98
Notary Public

PREPARED BY: MICHAEL GALLOWAY 1329 FORESTDALE BLVD. BIRMINGHAM, ALABAMA 35214

Inst # 1998-27586