

SEND TAX NOTICE TO:

(Name) ROBERT E. COATS

(Address) 311 LAUREL WOODS LANE
HELENA, AL 35080

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

Form 1-15 Rev. 5/92

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED AND NO/100----- DOLLAR (\$124,500.00)

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

JEFF PEOPLES and wife, PAIGE TOLAR PEOPLES

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

ROBERT E. COATS and wife, WENDY J. COATS

(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 50, according to the Survey of Laurel Woods, as recorded in Map Book 16, Page 24, in the Probate Office of Shelby County, Alabama.

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

\$118,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1998-27670

07/21/1998-27670
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OOB MCD 15.00

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 17th

day of July, 19 98

WITNESS:

(Seal)

JEFF PEOPLES

(Seal)

(Seal)

PAIGE TOLAR PEOPLES

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFF PEOPLES and wife, PAIGE TOLAR PEOPLES 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 17th day of July, A D, 19 98

Wendy J. Coats

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