

This instrument was prepared by

Send Tax Notice To: Edwin L. Yoder

(Name) Corley, Moncus & Ward, P.C.

name

4017 Water Willow Lane

address

(Address) 400 Shades Creek Pkwy., Ste 100  
Birmingham, Alabama 35209

Birmingham, Alabama 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED NINETEEN THOUSAND AND NO/100-----  
DOLLARS (\$519,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Michael F. Depaola and wife, Carol A. Depaola

(herein referred to as grantors) do grant, bargain, sell and convey unto Edwin L. Yoder and wife Janet C. Yoder

(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 3010, according to the Survey of Riverchase Country Club, 30th Addition,  
as recorded in Map Book 13, Page 88 A & B, in the Probate Office of Shelby  
County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways,  
limitations, if any, of record and Ad Valorem taxes for the year 1998, which  
said taxes are not due and payable until October 1st, 1998.

Inst # 1998-29710

08/04/1998-29710  
12:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 209.50

\$ 319,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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 31st  
day of July, 19 98.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Michael F. Depaola  
Michael F. Depaola (Seal)

Carol A. Depaola  
Carol A. Depaola (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that  
Michael F. Depaola and wife, Carol A. Depaola  
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 31st day of July, A.D., 19 98.

Claude M. Moncus  
Notary Public

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