

SEND TAX NOTICE TO:

(Name) L.B. Ammons  
509 Bayhill Road  
 (Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) William H. Halbrooks  
704 Independence Plaza  
 (Address) Birmingham, Alabama 35209  
 FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }  
 Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

*S. must*  
*My Full*  
*VA Use*

That in consideration of Two Hundred Twenty-Seven Thousand, One Hundred Fifty & no/100 DOLLARS  
 (\$227,150.00)

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

L.B. Ammons and wife, Lynda Ammons

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

L.B. Ammons and Lynda Ammons

(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 45-B, according to the Resurvey of Lot 45, Heatherwood, 4th Sector, 1st Addition, as recorded in Map Book 21, Page 145, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

Inst # 1998-30047

08/06/1998-30047  
 09:56 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 CRH 9.50

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 31<sup>st</sup>

day of July, 1998

WITNESS:

(Seal)

L.B. Ammons

(Seal)

(Seal)

Lynda Ammons  
 Lynda Ammons

(Seal)

(Seal)

STATE OF ALABAMA }  
 Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that L.B. Ammons and Lynda Ammons

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 31<sup>st</sup> day of July, A.D., 1998

William H. Halbrooks  
 Notary Public

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