

SEND TAX NOTICE TO:

Name: DAVID F. PAINTER
3265 BROOK HIGHLAND TRAIL
Address: BIRMINGHAM, AL 35242

This instrument was prepared by

Name: B. CHRISTOPHER BATTLE
3150 HIGHWAY 52 WEST
Address: PELHAM, AL 35124
FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$282,500.00)

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

JULIA M. TOLLESON and husband, JAMES R. TOLLESON

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

DAVID F. PAINTER and wife, JOANNA C. PAINTER

(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 17, according to the Survey of Brook Highland, 1st Section, as recorded in Map Book 12, Page 62, in the Probate Office of Shelby County, Alabama.

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

\$276,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

09/08/1998-34839
07:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$5.00

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 and seal, this 1st

day of August, 1998

WITNESS

Seal

JULIA M. TOLLESON

(Seal)

Seal

JAMES R. TOLLESON

(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

JULIA M. TOLLESON and JAMES R. TOLLESON

whose names are

signed to the foregoing conveyance, and who

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 1st

day of

September

A.D. 1998

Notary Public