

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

NICK E. DEAL  
828 TULIP POPLAR DRIVE  
BIRMINGHAM, AL 35244

Inst # 1998-34938  
09/08/1998-34938  
10:12 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
239.00  
002 MEL

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED TWENTY EIGHT THOUSAND and 00/100 (\$228,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, STANLEY E. DEWITT and SALLY W. DEWITT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto NICK E. DEAL and JUDITH P. DEAL, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1015, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 17TH ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. 25 foot building line as shown on recorded map.
3. 10 foot easement on the rear of lot as shown on recorded map.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 127, page 140.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Shelby Real 18, page 585.
6. Restrictions and covenants appearing of record in Shelby Real 18, page 588; Misc. Volume 14, page 536; Misc. Volume 17, page 550; Misc. Volume 34, page 549 and Real 18, page 173.

**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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, STANLEY E. DEWITT and SALLY W. DEWITT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of August, 1998.

  
STANLEY E. DEWITT

  
SALLY W. DEWITT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STANLEY E. DEWITT and SALLY W. DEWITT, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of August, 1998.

  
Notary Public

My commission expires: 2/4/02

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