

SEND TAX NOTICE TO:

(Name) Evan L. Kelley & Misti Kelley

(Address) 2032 King Charles Place
Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly

2491 Pelham Parkway

(Address) Pelham, AL 35124

Form 1-1-4 Rev. 1995

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

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of \$118,250.00 DOLLARS

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

Nicholas J. Cotumaccio and wife, Karrie Brown Cotumaccio

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

Evan L. Kelley, Jr. and Wife, Misti J. Kelley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 117,689.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-35729

09/11/1998-35729
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SHELBY COUNTY JUDGE OF PROBATE
DOE HEL 12.00

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

day of July, 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

Nicholas J. Cotumaccio (Seal)
Karrie Brown Cotumaccio (Seal)

STATE OF Texas
Harris COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nicholas J. Cotumaccio & wife, Karrie Brown Cotumaccio whose names 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 21st day of July

Carla D. Cuestis
Exp. 6-11-2002



LEGAL DESCRIPTION EXHIBIT "A"

Lot 6, according to the Survey of Spring Gate, Sector One, as recorded in Map Book 18, Page 31, in the Probate Office of Shelby County, Alabama.

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01:56 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MEL 12.00