

Document Prepared By:
Todd H. Barksdale, P.C.
13 Office park Circle, Suite 19
Birmingham, AL 35223

Send Tax Notice To:
Howard Ryan
300 Kevin Way
Birmingham, AL 35022

GENERAL WARRANTY DEED-Joint tenants with rights of survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}
} KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF One Hundred Forty-Six Thousand, Two Hundred NO/00 Dollars (\$146,200.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, We or I, Steven D. Fullenwider and his wife, Barbara A. Fullenwider

(Herein referred to as Grantor(s)), grant, sell, bargain and convey unto
Howard Keith Ryan and Glenda June Ryan, as joint tenants with rights of survivorship
one and the same as Howard K. Ryan and Glenda J. Ryan

(Herein referred to as Grantee(s)),

the following described real estate, situated in SHELBY County, Alabama, to wit:

Lot 12, according to the Survey of Second Sector of the Residential Subdivision Highlands, as recorded in Map Book 11, page 24 A and B, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, mineral and mining rights and subject to current taxes not yet due.

\$ 116,960.00 paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the aforementioned premises in fee simple to the said GRANTEE, and his/her heirs, successors and assigns forever.

And said GRANTOR(S) does for him/herself, his/her heirs, successors and assigns, covenant with said GRANTEE(S), his/her successors, and assigns, that GRANTOR(S) is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid, and that he/her will and his/her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), his/her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature this 28th day of August, 1998.

GRANTOR(S):

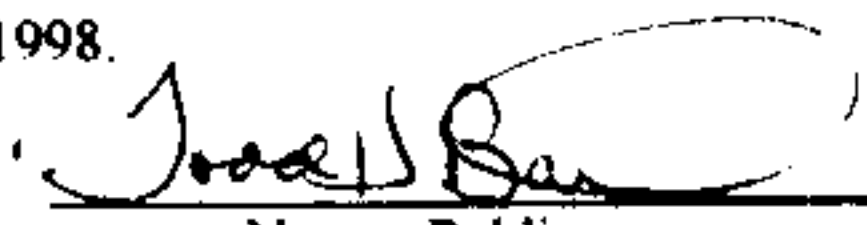
 (SEAL)
Steven D. Fullenwider
 (SEAL)
Barbara A. Fullenwider

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Todd H. Barksdale, the undersigned notary public, in and for said County and State, hereby certify that Steven D. Fullenwider and his wife, Barbara A. Fullenwider who personally appeared before me and are known to me, having been duly sworn and informed of the contents of this conveyance, did voluntarily set forth their signature(s) this 28th day of August, 1998.

Given under my hand and seal this 28th day of August, 1998.

My commission expires: 2/20/01


Notary Public

09/16/1998-36149
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 38.00

1998-36149