

This instrument was prepared by:  
Martin, Drummond, & Woosley, P.C.  
2204 Lakeshore Drive, Suite 130  
Birmingham, Alabama 35209

Send Tax Notice:  
Donald S. Jaquith  
4581 Eagle Point Drive  
Birmingham, AL 35242

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama  
Shelby County

Know All Men By These Presents,

That in consideration of Two Hundred Fifty Three Thousand Dollars and no/100 (\$253,000.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

FRED W. DELOZIER AND HIS WIFE, JOYCE S. DELOZIER

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

DONALD S. JAQUITH AND JANE R. JAQUITH

(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 317, according to the Survey of Eagle Point, 3rd Sector, Phase 2, as recorded in Map Book 18, Page 34, in the Probate Office of Shelby County, Alabama.

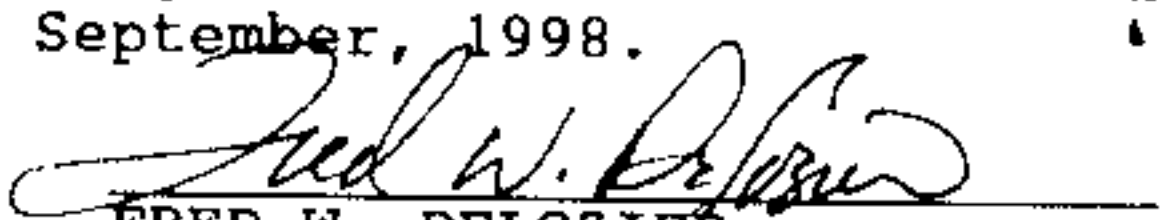
Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.


\$202,400.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and any of my 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, the undersigned have hereunto subscribed his name on this the 30th day of September, 1998.

  
FRED W. DELOZIER

  
JOYCE S. DELOZIER

THE STATE ALABAMA  
JEFFERSON County

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Fred W. Delozier and his wife, Joyce S. Delozier, 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 of office this the 30th day of September, 1998.

  
Notary Public

Sherri Robinson  
Notary Public State of Alabama at Large.  
My Commission Expires: Oct. 13, 2001.  
Bonded Thru Notary Public Underwriters

10/03/1996-38619  
08:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 09.98