

SEND TAX NOTICE TO:

(Name) Brent L. Talbert  
 142 Pebble Lane  
 (Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly  
 2491 Pelham Parkway  
 (Address) Pelham, AL 35124

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and no/100----- DOLLARS

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

Brent L. Talbert and Brooke W. Talbert, Husband and Wife  
and Hugh L. Talbert and Sue M. Talbert, Husband and Wife

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

Brent L. Talbert and Brooke W. Talbert

(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 9, according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19, page 163, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1998 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.

Inst # 1998-39130

10/07/1998-39130  
 11:07 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 CRH 11.50

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 23rd day of September, 19 98.

WITNESS:

Brent L. Talbert (Seal)  
 Brent L. Talbert

Hugh L. Talbert 9-24-98 (Seal)  
 Hugh L. Talbert

Brooke W. Talbert (Seal)  
 Brooke W. Talbert  
 STATE OF ALABAMA

Sue M. Talbert 9-24-98 (Seal)  
 Sue M. Talbert

SHELBY COUNTY }

I, the undersigned authority Brent L. Talbert and Brooke W. Talbert, Husband and Wife and a Notary Public in and for said County, in said State, hereby certify that Hugh L. Talbert and Sue M. Talbert, Husband and Wife whose name 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 23rd day of September A.D. 19 98

8/24/02

Notary Public