

This instrument was prepared by:

(Name) William H. Halbrooks, Atty

(Address) 704 Independence Plaza
Birmingham, AL 35209

WARRANTY DEED

Send Tax Notice To: Fletcher Hamilton

name

3916 Cannock Drive

address

Birmingham, Alabama 35242

1998-39261
Inst

STATE OF ALABAMA Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED NINETY EIGHT THOUSAND AND NO/100----- DOLLARS (\$298,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles A. Jett Jr. and Kim H. Jett, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Fletcher Hamilton and Sandra Hamilton

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 200, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 1st Phase, as recorded in Map Book 14, Page 83 A & B, as recorded in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$225,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

10/07/1998-39261
03:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL \$1.50

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 29th day of September, 19 98

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA Jefferson COUNTY }

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for the said County, in said State, hereby certify that Charles A. Jett Jr. and Kim H. Jett, whose name they 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 hands and official seal this 29th day of September, A.D., 19 98

William H. Halbrooks

Notary Public