

This instrument was prepared by

Send Tax Notice To: John P. David

name

115 Deer Mountain Circle

address

Indian Springs, Alabama 35124(Name) LANGE, SIMPSON ET AL(Address) 728 Shades Creek Parkway #120  
Birmingham, Alabama 35209**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED EIGHTY THOUSAND AND NO/100----- DOLLARS (\$280,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Peyton Lacy, Jr., an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto John P. David and wife, Teresa Paracca  
David

(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 6, Block 7, Indian Springs Ranch, as recorded in Map Book 4, page 29, in the  
Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. 100 foot building setback line from Deer Mountain Circle as shown on recorded map.
3. 5 foot easement over the Northerly, Easterly and Westerly sides of said lot and 20 foot easement over the Southerly portion of said lot.
4. Right of way granted to Alabama Power Company by instrument recorded in Volume 176, page 71; Volume 176, page 73; Volume 176, page 75; and Volume 198, page 491.
5. Restrictions appearing of record in Volume 195, page 467 and Volume 224, page 436.
6. Right-of-way granted to Shelby County recorded in Volume 135, page 7.

11/02/1998-43092  
12:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 288.50

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, I have hereunto set my hand(s) and seal(s), this 29th  
day of October, 19 98.

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)

Peyton Lacy, Jr. (Seal)

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that  
Peyton Lacy, Jr., an unmarried man  
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 29th day of October, A.D., 1998

David F. Ovson

Notary Public