

This instrument was prepared by

ANTHONY D. SNABLE
1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

DANIEL J. CONLEY
1000 HAMPTON PLACE
BIRMINGHAM, AL 35242

File #880552MTE

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED SEVEN THOUSAND THREE HUNDRED NINETY THREE DOLLARS and 00/100 (\$307,393.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, H. EUGENE LOONIS and D.K. LOONIS, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DANIEL J. CONLEY AND WIFE, PAMELA A. CONLEY (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 1009, ACCORDING TO BROOK HIGHLAND, AN ESTATEMAN COMMUNITY, 10TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 18 PAGE 36 A & B IN THE PROMPTS OFFICE SHELBY COUNTY, ALABAMA.; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.

2. Restrictions, covenants and reservations of record.

\$ 263,150.00 of the consideration herein was derived from a mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1998-44089

11/06/1998-44089
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 55.50

IN WITNESS WHEREOF, I/(we), H. EUGENE LOOMIS and D.K. LOOMIS, HUSBAND AND WIFE, have hereunto set my (our) hand(s) and seal(s) this 20th day of October, 1998.

H Eugene Loomis (SEAL)
H. EUGENE LOOMIS

D.K. Loomis (SEAL)
D.K. LOOMIS

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that H. EUGENE LOOMIS and D.K. LOOMIS, HUSBAND AND WIFE whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, 1998.

[Signature]
Notary Public
My commission expires 10-31-99

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