

This instrument was prepared by:
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One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:
Charles and Lorrie P'Pool
1704 Fieldstone Circle
Helena, Alabama 35080

Inst # 1998-44879
11/12/1998-44879
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thirty-Two Thousand and 00/100 Dollars (\$132,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Margaret E. Dewitt, unmarried** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Charles M. P'Pool and Lorrie M. P'Pool**, (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 43, according to the Survey of Second Sector Fieldstone Park, as recorded in Map Book 16, Page 114, in the Probate Office of Shelby County, Alabama.

Note 1: \$132,300.00 of the purchase price was paid with a mortgage loan closed simultaneously herewith.

Note 2: Margaret E. Dewitt is the sole surviving grantee in that certain deed recorded in Instrument 1994-22373, the other grantee, **Harold E. Dewitt**, having died on or about the 15 Day of September in the year 1997.

Note 3: This deed is given in satisfaction of that certain lease-sale contract between Grantor and Grantees herein and will only be effective after the rescission period for the mortgage loan has expired and Grantor has received the sales proceeds.

Subject to:

1. Taxes for the year 1999 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of 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 as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 30th day of October, 1998.


Margaret E. Dewitt

State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Margaret E. Dewitt, unmarried**, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 30 day of Oct, in the year 1998.

Notary Public
My Commission Expires 3/21/2000