

This instrument was prepared by  
(Name) GENE W. GRAY, JR.  
(Address) 2100 SOUTHRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: ANDREW JOSEPH BUCHANAN  
name  
2140 BAILEY BROOK DRIVE  
address  
BIRMINGHAM, ALABAMA 35244

Inst # 1998-48479

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIFTY ONE THOUSAND AND NO/100-----  
----- DOLLARS (\$151,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
PAIGE FAUGH SCOTT and spouse, JAMES P. SCOTT, JR.

(herein referred to as grantors) do grant, bargain, sell and convey unto ANDREW JOSEPH BUCHANAN AND WIFE, CHRISTIE MICHELLE BUCHANAN

(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 43, ACCORDING TO THE SURVEY OF RIVERCHASE WEST-DIVIDING RIDGE, AS RECORDED  
IN MAP BOOK 6, PAGE 108, IN THE PROBATE OFFICE OF ~~JEFFERSON~~ SHELBY COUNTY, ALABAMA.  
SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 1, 1999 AND THEREAFTER.  
EASEMENT ON RECORD MAP.  
RESTRICTIONS OR COVENANTS RECORDED IN MISC VOLUME 14, PAGE 536; MISC. VOLUME  
17, PAGE 550; MISC. VOLUME 34, PAGE 549 AND REAL 358, PAGE 373.  
MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 127,  
PAGE 140.  
AGREEMENT WITH ALABAMA POWER COMPANY IN MISC. VOLUME 16, PAGE 351.  
RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN VOLUME 300, PAGE 357.

\$135900.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

12/07/1998-48479  
09:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
MEL 1001

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 2nd day of December, 19 98.

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

STATE OF ALABAMA  
Jefferson COUNTY  
General Acknowledgment

I, GENE W. GRAY, JR. a Notary Public in and for said County, in said State, hereby certify that  
PAIGE FAUGH SCOTT and spouse, JAMES P. SCOTT, JR.  
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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 2nd day of December, A.D. 1998  
\_\_\_\_\_  
GENE W. GRAY, JR. Notary Public