

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

CYRUS B. FULTON, III  
3469 SMOKEY ROAD  
ALABASTER, AL 35007  
Inst # 1998-49902

12/15/1998-49902  
11:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRM 46.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of THREE HUNDRED FIFTY THOUSAND and 00/100 (\$350,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GARY REED, AN UNMARRIED PERSON and JANICE C. REED, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CYRUS B. FULTON, III and LINDA S. FULTON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 1 AND 2, ACCORDING TO THE MAP AND SURVEY OF HIGHPOINT ESTATES, AS RECORDED IN MAP BOOK 16, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. 50 FOOT BUILDING SET BACK LINE AS SHOWN ON RECORDED MAP.

\$315,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GARY REED, AN UNMARRIED PERSON and JANICE C. REED, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of December, 1998.

  
GARY REED

  
JANICE C. REED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY REED, AN UNMARRIED PERSON and JANICE C. REED, AN UNMARRIED PERSON, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of December, 1998.

  
Notary Public

My commission expires: 9-29-02

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