

This instrument was prepared by:
Martin, Rawson, & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Send Tax Notice:
Nicholos P. Hartmann

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of Twenty Four Thousand Five Hundred Dollars and no/100 (\$24,500.00) and other good valuable consideration

to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

LARRY S. ROSSER AND HIS WIFE, SHEILA A. ROSSER

(herein referred to as grantors) do grant, bargain, sell and convey unto

NICHOLOS P. HARTMANN AND JUDY A. THOMAS

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

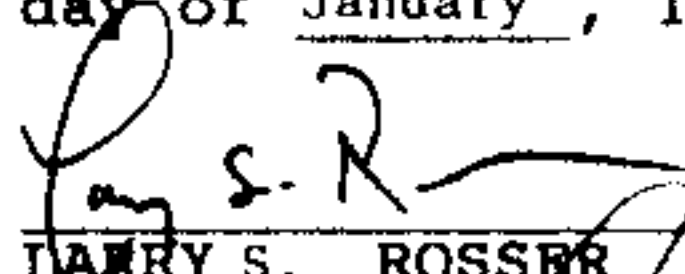
LOT 23, BLOCK 4, ACCORDING TO THE AMENDED MAP OF WYNGATE, FIRST SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

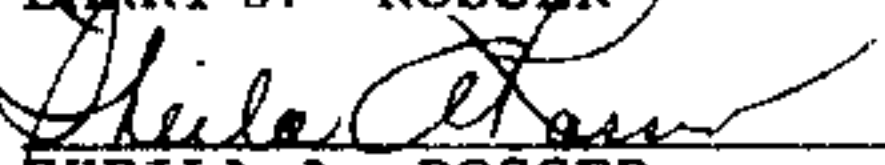
Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I we are lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will any 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, the Said undersigned have hereunto subscribed their names on this the 29th day of January, 1999.

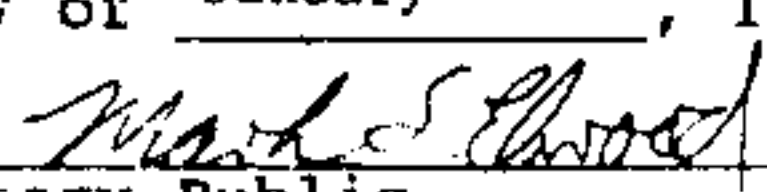

LARRY S. ROSSER


SHEILA A. ROSSER

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Larry S. Rosser and his wife, Sheila A. Rosser, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 29th day of January, 1999.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES OCT. 7, 2002

02/02/1999-04466
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 33.00

Inst # 1999-04466