

This instrument was prepared by

(Name) Patricia K. Martin, PC
(Address) 3021 Lorna Rd.
Birmingham, Al. 35216

(Name) Nolan Riess
(Address) 209 Meadowgreen Drive
Montevallo, Al. 35115

Form 1-1 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of Seventy-five thousand and no/100 (\$75,000.00) DOLLARS

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

Paul R. Etheridge and his wife Lisa Etheridge and
Carol C. Taylor, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Nolan Riess and Rebecca Brueck Riess

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to wit:

Lot 16, in Block 3, according to the Survey of Meadowgreen, as recorded in Map
Book 6, page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$75,600.00 of the above mentioned purchase price was paid for from a mortgage
loan which was closed simultaneously herewith.

Carol C. Taylor and Carol C. Etheridge is one and the same person. Carol C. Taylor,
Grantor is a married woman, however, the property described herein is not the
homestead of the Grantor and her spouse.

02/04/1999-04994
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MWS 9.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 grantee 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this

28

day of January 19 99

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State
hereby certify that Paul R. Etheridge & his wife Lisa Etheridge & Carol C. Taylor, a married woman
whose name is 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 have
on the day the same bears date.

Given under my hand and official seal this

28

day of

January A.D. 19 99

Patricia K. Martin

Notary Public