

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Ginger A. Wheat  
Greg M. Key  
121 Brookhollow Way  
Pelham, AL 35124

Inst # 1999-13813

04/01/1999-13813

11:48 AM CERTIFIED

SHELBY COUNTY CLERK OF PROBATE

003 USA 25.00

WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA )  
COUNTY OF SHELBY ) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fourteen Thousand Two Hundred and No/100, (\$114,200.00), DOLLARS, in hand paid to the undersigned, Joseph Cale Gundy, and spouse, Kristi Gundy, (hereinafter referred to as "GRANTORS"), by Ginger A. Wheat, a single woman and Greg M. Key, a single man, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES as joint tenants with right of survivorship the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 45, according to the Survey of Brookhollow, First Sector, as recorded in Map Book 17, Page 103, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 1999.
2. 15 foot building line, as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Instrument 1993-40184, in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Instrument 1993-32092, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 127, Page 375, in the Probate Office of Shelby County, Alabama.
6. Right of Way to Shelby County, recorded in Volume 231, Page 189, in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of record in Instrument 1994-1183, in the Probate Office of Shelby County, Alabama.

\$102,780.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of 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 as aforesaid; that we will and 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.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of March, 1999.

Joseph Cale Gundy (SEAL)  
Joseph Cale Gundy  
GRANTOR

Kristi Gundy (SEAL)  
BY: Kristi Gundy as Attorney  
in Fact for Joseph Cale Gundy

Kristi Gundy (SEAL)  
Kristi Gundy  
GRANTOR

Ginger A. Wheat (SEAL)  
Ginger A. Wheat  
GRANTEE

Greg M. Roy (SEAL)  
Greg M. Roy  
GRANTEE

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kristi Gundy as Attorney in Fact for Joseph Cale Gundy, spouse, and Kristi Gundy, individually, 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, she as Attorney in Fact and individually executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 1999.

Erica H. Milwee  
NOTARY PUBLIC  
My commission expires: 2-22-2003

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ginger A. Wheat, a single woman, and Greg M. Key, a single man, whose names are signed to the foregoing conveyance as GRANTEES, 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 this 29th day of March, 1999.

*Erica H. Milwee*

NOTARY PUBLIC

My commission expires: 2-22-2003

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