

THIS INSTRUMENT PREPARED BY:

DOUGLAS ROGERS, Attorney at Law  
3106 Independence Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

Patrick Rakers and Carolyn  
3629 Tall Timber Drive  
Birmingham, AL 35242

WARRANTY DEED  
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

Two Hundred Twenty-five Thousand and no/100-----Dollars  
(\$225,000.00),

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dennis M. Chilson and wife Deborah M. Chilson (herein referred to as Grantors), do grant, bargain, sell and convey unto Patrick Rakers and Carolyn J. Rakers (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 4, according to the Map and Survey of Southern Pines, 6th Sector, as recorded in Map Book 9, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights of way and building lines of record.

Subject to taxes for 1999.

\$180,000.00 of the above consideration was paid from mortgage loans 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 all 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 (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of April 1999.

 (SEAL)  
DENNIS M. CHILSON

 (SEAL)  
DEBORAH M. CHILSON

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis M. Chilson and Deborah M. Chilson whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that, not informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 1999

  
NOTARY PUBLIC  
My Commission Expires 9/9/99

Inst # 1999-18284

Rakers  
05/03/1999-18284  
10:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
J. B. BARNES