

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

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

Joseph Earl Walden & Barbara M. Walden
309 Eaton Circle
Birmingham, AL 35242

WARRANTY DEED
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA

COUNTY OF SHELBY

Inst # 1999-20047

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

One Hundred Ninety Seven Thousand Nine Hundred and no/100-----Dollars
(\$197,900.00),

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David J. Anderson and wife Dawn R. Anderson (herein referred to as Grantors), do grant, bargain, sell and convey unto Joseph Earl Walden and Barbara M. Walden (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 18, according to the Amended Map of Greystone Village, Phase 2, as recorded in Map Book 19, Page 13, 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.

\$122,900.00 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 as tenants 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 10th day of MAY 1999.

David J. Anderson (SEAL)
DAVID J. ANDERSON

Dawn R. Anderson (SEAL)
DAWN R. ANDERSON

STATE OF VIRGINIA
CITY OF NEWPORT NEWS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David J. Anderson 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May, 1999

Franklin M. Luskert
NOTARY PUBLIC
My Commission Expires June 30, 2002

05/12/1999-20047
12:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 1998 96.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dawn R. Anderson 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, 1999


NOTARY PUBLIC
My Commission Expires 9/9/99

Inst # 1999-20047

05/12/1999-20047
12:38 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DEC 1988 \$6.00