

SEND TAX NOTICE TO:

(Name) Robert J. Getts
520 Creekview Dr.
(Address) Pelham, Al. 35124

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

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

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

That in consideration of Eighty-four thousand five hundred and no/100 (\$84,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Kathleen M. Alford, a widow

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

Robert J. Getts and Jennifer M. Getts

(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 6, in Block 3, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$81,960.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Kathleen M. Alford is the surviving grantee of deed recorded in Inst. No. 1993-06158 in the Probate Office of Shelby County, Alabama, the other Grantee, William Alford having died on or about the 13 day of Jan., 1999.

Inst # 1999-22698

06/01/1999-22698
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 14.00

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 have hereunto set my hand(s) and seal(s), this 27

day of May, 1999

WITNESS:

Kathleen M. Alford by Christopher A. Vonderau as her Attorney in Fact
KATHLEEN M. ALFORD by Christopher A. Vonderau as her Attorney in Fact

STATE OF ALABAMA }
COUNTY }

I, _____, a Notary Public in and for said County, in said State
hereby certify that _____
whose name _____ signed to the foregoing conveyance, and who
on this day, that, being informed of the contents of the conveyance
on the day the same bears date.

Given under my hand and official seal this _____ day of _____, A.D. 1999

Notary Public

State of Alabama
County of Jefferson

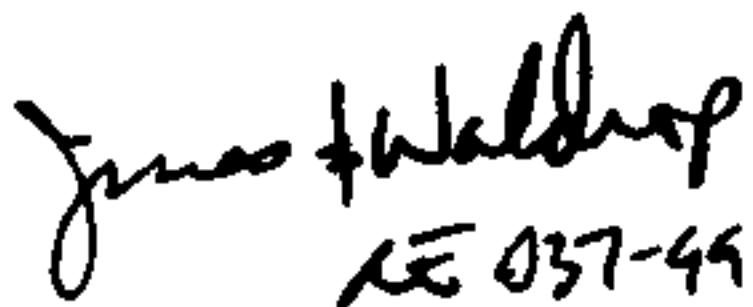
I, the undersigned, a Notary Public in and for said county in said state hereby certify that Christopher A. Vonderau whose name as Attorney in Fact under Specific Durable Power of Attorney for Kathleen M. Alford, a widow is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he in his capacity as such Attorney in Fact under Power of Attorney for Kathleen M. Alford executed the same voluntarily on the day the same bears date.

Given under my hand this the 27 day of May, 1999


NOTARY PUBLIC

My commission expires:

9/13/00


AE 037-44

06/01/1999-22698
10:14 AM CERTIFIED
Shelby Co. J.O.P.
002 MMS 14.00