

SEND TAX NOTICE TO:
Daniel L. Reed
(Name) Cari E. Reed
1857 Hamilton Road
(Address) Palham, AL 35124

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Palham Parkway
(Address) Palham, AL 35124

Form 1-14 Rev. 1992
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 One Hundred Forty-Six Thousand, Five Hundred and no/100----- DOLLARS

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

James H. Goodwin and wife Peggy J. Goodwin

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

Daniel L. Reed and Cari E. Reed

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

Shelby County, Alabama to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 109,875.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

\$ 29,300.00 of the purchase price recited above was paid from the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-24076

06/08/1999-24076
01:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 28th

day of May, 19 99.

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
James H. Goodwin
(Seal)
Peggy J. Goodwin
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James H. Goodwin and wife Peggy J. Goodwin whose name 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 she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th

day of May, A.D. 19 99.
James H. Goodwin
Notary Public

EXHIBIT "A"

Lot 175, according to the Survey of Chandalar South, Third Sector, as recorded in Map Book 6, Page 68, in the Probate Office of SHELBY County, Alabama.

Also beginning at the Southeast corner of Lot 175 Chandalar South, Third Sector; thence run Southeasterly along the extension of the Easterly lot line a distance of 28.00 feet; thence turn 90 degrees to the right and run Southwesterly 110.00 feet; thence turn 90 degrees to the right and Northwesterly a distance of 28.00 feet to the SW corner of said Lot 175; thence turn 90 degrees to the right and run Northeasterly a distance of 110.00 feet to the point of beginning.

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SHELBY COUNTY JUDGE OF PROBATE
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