

SEND TAX NOTICE TO:

(Name) Randy H. Walton
221 Chestnut Forest Dr.
 (Address) Helena, Al. 3 5080

This instrument was prepared by

(Name) Patricia K. Martin, PC
3021 Lorna Rd.
 (Address) Birmingham, Al. 35216

Form 1-14 Rev. 88
 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 Two hundred eleven thousand nine hundred thirty-five and no/100 DOLLARS
 (\$211,935.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Gregg R. Jackson, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Randy H. Walton and Peggy H. Walton

(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 30-A, according to the Resurvey of Lots 29 and 30 of Chestnut Forest, as recorded in Map Book 25, Page 22 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$150,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor is a married man, however, the property described herein is not the homestead of the Grantor or his spouse.

Inst # 1999-24148

06/09/1999-24148
 10:37 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 804 S.W. 70.50

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, if 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 grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor 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, 19 99

WITNESS

(Seal)

(Seal)

(Seal)

Gregg R. Jackson
 GREGG R. JACKSON

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned Gregg R. Jackson, a married man

hereby certify that Gregg R. Jackson, a married man

whose name Gregg R. Jackson, a married man signed to the foregoing conveyance, and who, I

on this day, that, being informed of the contents of the conveyance he has

on the day the same bears date.

Given under my hand and official seal this 27 day of

a Notary Public in and for said County, in said State

known to me, acknowledged before me, executed the same voluntarily

Patricia K. Martin
 May, A.D. 19 99