

SEND TAX NOTICE TO

(Name) Amanda L. Arthur
4327 Morningside Dr.
(Address) Helena, Al. 35080

This instrument was prepared by

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

Form 110 Rev. 5/97
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 five thousand six hundred and no/100 (\$105,600) DOLLARS

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

Randy H. Walton and his wife Peggy H. Walton

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

Amanda L. Arthur and Timothy R. Arthur

(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 20, Block 2, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173, in the Probate Office of Shelby County, Alabama.

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

\$104736.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1999-24150

06/09/1999-24150
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
GCI SNA 3.50

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, we have hereunto set OUR hands and seals, this 27

day of May, 19 99

WITNESS

(Seal)

Randy H. Walton
BANDY H. WALTON
Peggy H. Walton
PEGGY H. WALTON

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Randy H. Walton and his wife Peggy H. Walton

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have accepted the same voluntarily on the day the same bears date

Given under my hand and official seal this 27 day of May 19 99

Patricia K. Martin