

This instrument was prepared by

Send Tax Notice To: Alden K. Snow

(Name) LANE. SIMPSON ET AL

name

506 River Highlands Way

address

Birmingham, Alabama 35242

(Address) 728 Shades Creek Parkway #120
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED SEVENTY FOUR THOUSAND AND NO/100----- DOLLARS (\$274,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David F. Fowler, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto Alden K. Snow and wife, Deborah T. Snow

(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 4, according to the Survey of River Highlands, as recorded in Map Book 19, Page 111, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 205,000.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

06/23/1999-26212
12:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WWS 77.50

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, I have hereunto set my hand(s) and seal(s), this 15th day of June, 1999.

(Seal)

(Seal)

(Seal)

David F. Fowler

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that David F. Fowler, an unmarried man whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, A.D., 1999

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Comm. Expires 12/31/2001
David F. Ovson

Notary Public

Inst # 1999-26212