

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Gregory H. Mattison
name
1005 Wyndham Lane
address
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY SEVEN THOUSAND AND NO/100 DOLLARS (\$97,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Urai Unnoppet and husband, Kumjad Unnoppet and Nopporn Unnoppet, Unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto Gregory H. Mattison and wife, Amy H. Mattison

(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 58, according to the Survey of Wyndham, Camden Sector, as recorded in Map Book 22, Page 93, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to taxes for 1999.

Subject to restrictions and covenants; 20 foot building line; and 10 foot easement, of record.

\$ 96,207.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-27396

06/30/1999-27396
11:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 WMS 13.00

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, we have hereunto set our hand(s) and seal(s), this 21st day of June, 19 99.

(Seal) Urai Unnoppet (Seal)

(Seal) Kumjad Unnoppet (Seal)

(Seal) Nopporn Unnoppet (Seal)

STATE OF ALABAMA
Jefferson COUNTY

Notary Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Urai Unnoppet and husband, Kumjad Unnoppet whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June A.D., 19 99

Larry L. Halcomb
Notary Public

My Commission Expires
January 23, 2002

STATE OF FLORIDA

Orange COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nopporn Unnoppet, Unmarried, whose name 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 22 day of June, 1999.

Sylvia Rubin
Notary Public
(SEAL)

My Commission Expires:



Sylvia Rubin
MY COMMISSION # CC683265 EXPIRES
October 3, 2001
BONDED THRU TROY FARM INSURANCE, INC.

Inst # 1999-27396

06/30/1999-27396
11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 13.00