

This instrument was prepared by

Send Tax Notice To: ANTHONY E. ZEIGLER
name
1017 BURNT PINES LANE
address
ALABASTER, ALABAMA 35007

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHERIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY THREE THOUSAND SEVENTY TWO AND 30/100 DOLLARS (\$93,072.30) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOHN B. WHITTON AND CHAD E. BROWNLOW both single individuals.

(herein referred to as grantors) do grant, bargain, sell and convey unto ANTHONY E. ZEIGLER AND WIFE, CONNIE L. ZEIGLER

(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 9, ACCORDING TO THE SURVEY OF EAGLE WOOD ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 1999 AND THEREAFTER.
BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED PLAT.
RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN MISC. BOOK 24, PAGE 847 AND MISC. BOOK 36, PAGE 26.
RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 107, PAGE 526.
EASEMENT(S) TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE & TELEGRAPH CO., AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 312, PAGE 157.
RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 7, PAGE 45.

ALL OF THE CONSIDERATION WAS PAID IN THE FORM OF THAT CERTAIN MORTGAGE TO REGIONS MORTGAGE, INC. RECORDED IN INST. #1997-20348.

Inst # 1999-29755
07/16/1999-29755
08:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
102.00
001 WFS

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 6th day of July, 19 99.

(Seal) John B. Whitton (Seal)

(Seal) Chad E. Brownlow (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that JOHN B. WHITTON AND CHAD E. BROWNLOW both single individuals 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 6th day of July, A.D., 19 99

GENE W. GRAY, JR. Notary Public