

1698

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JEFFREY L. DAVIS
1715 SOUTHPOINTE DRIVE
HOOVER, AL 35244

Inst # 1999-30024

07/19/1999-30024
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 67.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SEVENTY EIGHT THOUSAND and 00/100 (\$278,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ERIN M. OZGUN and STEPHANIE B. OZGUN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFREY L. DAVIS, A MARRIED PERSON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY Coupty, Alabama, to-wit:

LOT 20, ACCORDING TO THE RESURVEY OF LOT 20, SOUTHPOINTE, EIGHTH SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET PAYABLE UNTIL OCTOBER 1, 1999.
2. 15 FOOT EASEMENT ON REAR, AS SHOWN BY RECORDED MAP.
3. 30 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 139, PAGE 429 AND REAL 167, PAGE 295, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$222,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

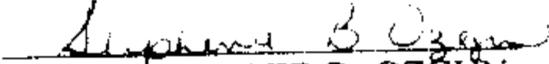
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ERIN M. OZGUN and STEPHANIE B. OZGUN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of June, 1999.


ERIN M. OZGUN

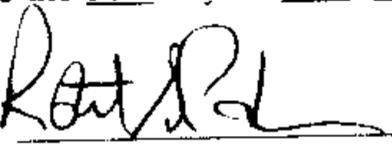

STEPHANIE B. OZGUN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ERIN M. OZGUN and STEPHANIE B. OZGUN, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they, executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of June, 1999.


Notary Public

My commission expires: 7/11/02

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