

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Randall J. Freeman  
4227 Ashington Drive  
Birmingham, AL 35242

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED DOLLARS FOR THE PURPOSE OF CREATING SURVIVORSHIP TITLE (\$100.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Randall J. Freeman and wife, Lisa B. Freeman, (herein referred to as Grantors) do grant, bargain, sell and convey unto Randall J. Freeman and Lisa B. Freeman (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Initial RJF LB

Lot 281, according to the Map and Survey of Brook Highland, an Eddleman Community, 6th Sector, 2nd Phase, as recorded in Map Book 15, page 50 A & B, in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Subject to that certain mortgage from Randall J. Freeman and Lisa B. Freeman to Marbury Mortgage, dated July 22, 1999.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs, and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 26<sup>th</sup> day of July, 1999.

Randall J. Freeman  
Randall J. Freeman

Lisa B. Freeman  
Lisa B. Freeman

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall J. Freeman and wife, Lisa B. Freeman 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26<sup>th</sup> day of July, 1999.

[Signature]  
Notary Public

My Commission Expires: 11/20/2000

Inst # 1999-31565

07/29/1999-31565  
08:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 9.00