

This instrument was prepared by

(Name) Clayton T. Sweeney, Attorney
2700 Highway 280 East Suite 290E
(Address) Birmingham, AL 35223

Send Tax Notice To: David A. & Denise L. Cole
name 2916 Coatbridge Lane
Birmingham, AL 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten DOLLARS (\$10.00) and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DAVID A. COLE and wife, DENISE L. COLE

(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID A. COLE and wife, DENISE L. COLE

(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 49, Block 2, according to the Map and Survey of Selkirk, a Subdivision of Inverness, Phase IV, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the current year, existing covenants, restrictions, easements, building set back lines, limitations of record and mortgage to Norwest Mortgage, Inc. recorded in Instrument #1999-26760.

Inst # 1999-38979

09/17/1999-38979
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 C31 9.00

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 7th day of September, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

David A. Cole (Seal)
Denise L. Cole (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that David A. Cole and wife, Denise L. Cole 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September, A. D., 19 99

My Commission Expires: 6/5/2003

Clayton T. Sweeney
Notary Public.