

This instrument was prepared by:

(Name) Palham Law Office
(Address) 3150 Highway 52 West
Palham, AL 35124

Send Tax Notice to:

(Name) Bert Lamar and Martha Louise Cornelius
(Address) 4552 Magnolia Drive
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration * DO NOT
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,

Dino A. Drakos aka Constantine A. Drakos, a Single Person
(herein referred to as grantors), do grant, bargain, sell and convey unto

Bert Lamar Cornelius and Martha Louise Cornelius, Husband and Wife
(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 61, according to the Survey of The Magnolias at Brook Highland, an Eddleman Community, as recorded in Map Book 13, Page 102 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 way. Limitations, if any, of record.

*Grantor and Grantee hereby agree to exchange properties with the fair market value of Grantor's property being \$240,000.00 and the fair market value of Grantees' property being \$140,000.00.

Inst # 1999-39717

09/23/1999-39717
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT SEAL 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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 15th day of July, 19 99.

WITNESS

(Seal)

(Seal)

(Seal)

Dino A. Drakos aka Constantine A. Drakos (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Dino A. Drakos aka Constantine A. Drakos, 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 15th day of July, A.D., 19 99.

2/25/2001

My Commission Expires:

Notary Public