

This instrument was prepared by

Send Tax Notice To: Phillip David Reilly

(Name) Larry L. Halcomb

name

116 Setting Sun Lane

address

Alabaster, AL 35080

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FORTY SIX THOUSAND FIVE HUNDRED AND NO/100-----
DOLLARS (\$146,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Samuel S. Gaston and wife, Debra Lewis Gaston

(herein referred to as grantors) do grant, bargain, sell and convey unto Phillip David Reilly and wife, Diane Gail Reilly

(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 11, Sector 3, according to the Survey of Apache Ridge Subdivision, Sectors 2 & 3, as recorded in Map Book 16, Page 60, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1999.

Subject to restrictions and covenants; 10 foot easement on rear; and 30 building line, of record.

Subject to restrictions as shown on recorded map.

\$ 139,150.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-41426

10/05/1999-41426

09:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CJ1 16.00

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 30th day of September, 19 99.

(Seal)

(Seal)

(Seal)

Samuel S. Gaston

Samuel S. Gaston

Debra Lewis Gaston

Debra Lewis Gaston

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Samuel S. Gaston and wife, Debra Lewis Gaston 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 30th day of September, A.D., 19 99

My Commission Expires
January 23, 2002

Larry L. Halcomb

Notary Public