

This instrument was prepared by:  
John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
Steve and Rebecca Guthrie  
258 King's Crest Lane  
Pelham, AL 35124

**WARRANTY DEED, Joint Tenant with Right of Survivorship**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of Forty-five Thousand and no/100 (\$45,000.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Steve J. Olsen** and wife, **Laurie A. Olsen**, do hereby grant, bargain, sell and convey unto **Steve Guthrie** and **Rebecca Guthrie**, (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 70, according to the Survey of Weatherly King's Crest, Sector 3, Phase 3, as recorded in Map Book 18, page 83 A & B, in the Probate Office of Shelby County, Alabama.


SUBJECT TO: (1) Current taxes; (2) 25 foot building line as shown by recorded Map; (3) Restrictions as shown by recorded map; (3) Restrictions appearing of record in Instrument 1994-6966, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded in Volume 127, page 434, in the Probate Office of Shelby County, Alabama; (5) Reservation of easement recorded in Real 189, page 733 and Instrument 1994-6002, in the Probate Office of Shelby County, Alabama.

Grantors make no warranties as to title to mineral and/or mining rights, but if not already reserved, same are conveyed 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 we do for ourselves and for our heirs, executors, and administrators covenant with the 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 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 hands and seals this the 2 day of November, 1999.

  
STEVE J. OLSEN

  
LAURIE A. OLSEN

Inst # 1999-45688

11/05/1999-45688

11:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 MMS 56.00

STATE OF FLORIDA )

Palm Beach COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve J. Olsen, husband of Laurie A. Olsen, 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 20th day of November, 1999.

Iris W. Hall  
Notary Public

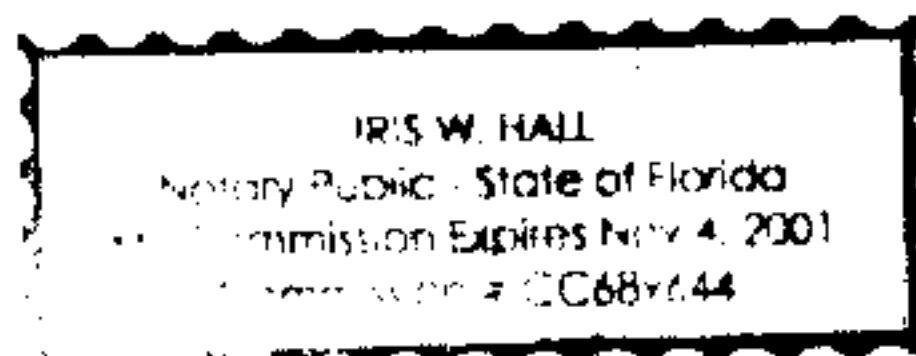
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