

SEND TAX NOTICE TO:

James A. Myers
Patty J. Myers
117 Kentwood Lane
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FIFTY-
FOUR THOUSAND AND 00/100 DOLLARS (\$154,000.00) to the undersigned grantor or grantors
in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **JONATHAN S. MAXSON AND
WIFE, MARY ANN MAXSON**, (herein referred to as grantors, whether one or more) does grant, bargain, sell and
convey unto James A. Myers and Patty J. Myers (herein referred to as
GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY
County, ALABAMA**:

**LOT 53, ACCORDING TO THE SURVEY OF KENTWOOD, FIRST ADDITION AS RECORDED IN
MAP BOOK 17, PAGE 115, AND RE-RECORDED IN MAP BOOK 19, PAGE 75 IN THE OFFICE
OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Subject to:
Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing
covenants and restrictions, easements, building lines, and limitations of record.

\$146,300.00 of the consideration was paid from proceeds of a mortgage loan closed
simultaneously 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 served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives
the other, the entire interest is 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;
and that we will and our heirs, executors and administrators shall warrant and defend the same to the said
GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13 day of October

1999

Jonathan S. Maxson
JONATHAN S. MAXSON

Mary Ann Maxson
MARY ANN MAXSON

STATE OF Tenn
Davidson COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **JONATHAN
S. MAXSON**, 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, (s)he executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 13th day of Oct 1999.

Perry Demarest
Notary Public

My Commission Expires: 11-27-99

AFFIX SEAL

Inst # 1999-46504

BNL/ALWD
RVSD 4/13/99

11/15/1999-46504
07:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 031 19.00

PAGE 1 of 2

STATE OF Tenn

Davidson COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **MARY ANN MAXSON**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of Oct, 1999.

Perry Demarest
Notary Public

My Commission Expires: 11-27-99

AFFIX SEAL

AFTER RECORDING RETURN TO:

Inst # 1999-46504

BNL/ALWD
RVSD 4/13/99

11/15/1999-46504
07:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 001 19.00

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