

This instrument was prepared by

Send Tax Notice To: Leslie Duke(Name) LANGE, SIMPSON ET AL

name

101 Red Oak Drive

address

Alabaster, Alabama 35007(Address) 728 Shades Creek Parkway #120
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 THIRTY THOUSAND AND NO/100----- DOLLARS (\$130,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sherrill A. Snuggs and Stephanie A. Fuchs, both single women

(herein referred to as grantors) do grant, bargain, sell and convey unto Leslie Duke and wife, Elizabeth A. Duke

(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 Oakwood Village, Phase One, as
recorded in Map Book 19, page 163, in the Probate Office of Shelby
County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2000, which are a lien, but not yet due and payable until October 1, 2000.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 104,000.00 of the purchase price recited herein was derived
from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-48917

12/03/1999-48917
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT WRITE

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 November, 19 99.

(Seal)_____
(Seal)_____
(Seal)

Sherrill A. Snuggs (Seal)
Sherrill A. Snuggs

Stephanie A. Fuchs (Seal)
Stephanie A. Fuchs

(Seal)

STATE OF ALABAMA

General AcknowledgmentJefferson COUNTY

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that
Sherrill A. Snuggs and Stephanie A. Fuchs, both single women
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 November, A.D., 1999.

NOTARY PUBLIC STATE OF ALABAMA

David F. Ovson

Notary Public