

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SouthBridge Parkway, Suite 638
(Address) BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: STEPHEN P. AMBROSE

name
277 CLAIRMONT ROAD
address
STERRETT, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY } That in consideration of **LOVE AND AFFECTION**

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

STEPHEN P. AMBROSE AND WIFE, RENEE C. AMBROSE

(herein referred to as grantors) do grant, bargain, sell and convey unto **STEPHEN P. AMBROSE AND WIFE, RENEE C. AMBROSE**

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

LOT 144, ACCORDING TO THE SURVEY OF FOREST PARKS, 1ST SECTOR AS RECORDED IN
MAP BOOK 22 PAGE 28 A, B & C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
SUBJECT TO: ADVALOREM TAXES FOR THE YEAR 1999 AND THEREAFTER.
BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED PLAT.
EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD
MORTGAGE IN FAVOR OF COATS & CO., INC. RECORDED IN INST# 1999-11262.

THE PURPOSE OF THIS CONVEYANCE IS TO PLACE TITLE IN THE CORRECT MANNER AS
SHOULD HAVE BEEN DONE WITH THE ORIGINAL CONVEYANCE.

Inst # 1999-49457

1P/07/1999-49457
CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WMS 9.00

TO HAVE AND TO HOLD unto the said GRANTEEES 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 grantors 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 grantee 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 GRANTEEES, 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 GRANTEEES, 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

day of 19

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)


STEPHEN P. AMBROSE

RENEE C. AMBROSE

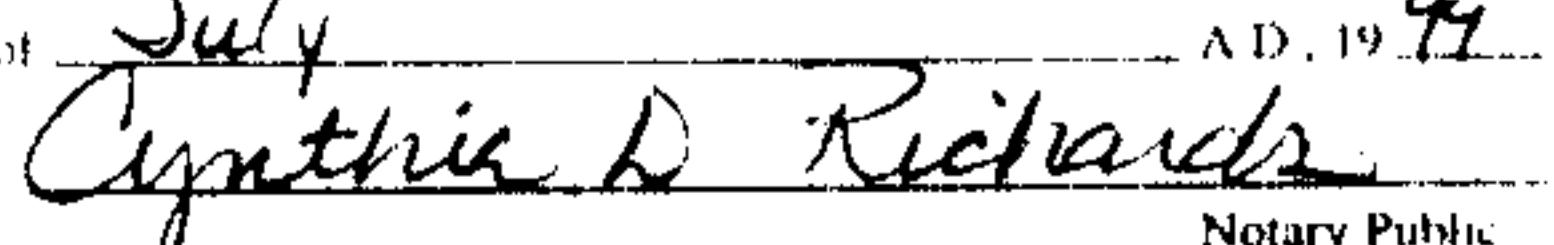
STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that **STEPHEN P. AMBROSE AND WIFE, RENEE C. AMBROSE**, 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 23rd day of July A.D. 1979


Cynthia D. Richards
Notary Public

My Commission Expires
May 16, 2000