

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Larry C. Wyatt

name

1509 King George Drive

address

Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$97,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Timothy E. Genry and wife, Tami F. Genry

(herein referred to as grantors) do grant, bargain, sell and convey unto Larry C. Wyatt and wife, Mindy S. Wyatt

(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 10, according to the Survey of Kingwood, as recorded in Map Book 6, page 40, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the year 2000.

Subject to restrictions or covenants; 40 foot building line; 7 1/2 foot easement; easement for Alabama Power Company; rights-of-way to Alabama Power Company; Agreement with Alabama Power Company; and right-of-way to Alabama Power Company, of record.

Grantors make no warranty of title as to mineral and mining rights.

\$ 93,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-51152

12/20/1999-51152
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 14th day of December, 19 99.

(Seal)

(Seal)

(Seal)

Timothy E. Genry

Tami F. Genry

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Timothy E. Genry and wife, Tami F. Genry 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 14th day of December, A.D., 19 99

Larry L. Halcomb

My Commission Expires
January 23, 2002

Notary Public