

11,500.00

This instrument was prepared by

Send Tax Notice To: Tracy Priddy O'Reilly
name
114 Canyon Trail
address
Palham, Alabama 35124

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Dollars & Other Valuable Consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
George W. Priddy, A Married Man & Tracy Lynn Priddy O'Reilly & Husband, Joshua Patrick
O'Reilly
(herein referred to as grantors) do grant, bargain, sell and convey unto
Tracy Priddy O'Reilly and Joshua Patrick O'Reilly
(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 8, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19,
page 19, in the Probate Office of Shelby County, Alabama.
Subject to taxes for year 2000.
Subject to restrictions as shown by recorded map.
Subject to 15 foot building line, as shown by recorded map.
Subject to restrictions or covenants recorded in Instrument 1994-35220, in the Probate
Office of Shelby County, Alabama.
Subject to right of way to Alabama Power Company by Instrument recorded in Instrument
1995-12825, in the Probate Office of Shelby County, Alabama.

Subject property is not the homestead of George W. Priddy nor his spouse.
Tracy Lynn Priddy and Tracy Lynn Priddy O'Reilly is one and the same person.

01/04/2000-00147
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 9.50

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 stated
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 23rd
day of December, 19 99.

(Seal)

(Seal)

(Seal)

George W. Priddy (Seal)
Tracy Lynn Priddy O'Reilly (Seal)
Joshua Patrick O'Reilly (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
George W. Priddy, A Married Man & Tracy Lynn Priddy O'Reilly & Husband, Joshua Patrick O'Reilly
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 December, A.D., 19 99.

Larry L. Halcomb
Notary Public

Inst # 2000-00147