

SEND TAX NOTICE TO:

(Name) Peggy A. Reynolds

(Address) 622 Cahaba Manor Trail

Pelham, AL 35124

This instrument was prepared by

(Name) Pelham Law Office

(Address) 3150 Hwy 52 West, Pelham, AL 35124

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar 00/100 \*\*\*\*\* (\$1.00) DOLLARS

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

Peggy A. Reynolds, a single person

(herein referred to as grantors) do grant, bargain, sell and convey unto

Peggy A. Reynolds and Rick W. Rounsavall

(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 61, and the West 5 feet of Lot 60, according to the Survey of Cahaba Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of SHELBY County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

This deed was done without a title search or opinion being done.

Inst # 2000-00176

01/04/2000-00176

11:31 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CJ1 9.00

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, I have hereunto set my hand(s) and seal(s), this 29th

day of December, 19 99.

WITNESS:

(Seal)

Peggy A. Reynolds

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Peggy A. Reynolds

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 29th day of December, A.D. 19 99

My Commission Expires: 2-12-2003

Notary Public