

This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East  
Suite 290E  
Birmingham, AL 35223

Send Tax Notice To:  
MICHAEL W. SHOEMAKER  
RACHEL D. SHOEMAKER  
P.O. Box 571  
CHELSEA, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY )

STATUTORY WARRANTY DEED  
Inst • 2000-01196

01/11/2000-01196  
11:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE 28.50

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED TWENTY-SIX THOUSAND AND 00/100 (\$126,000.00) and other good and valuable consideration, paid to the undersigned grantor, WALLACE SHOEMAKER, an unmarried man, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said WALLACE SHOEMAKER, an unmarried man (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell and convey unto MICHAEL W. SHOEMAKER and RACHEL D. SHOEMAKER, (hereinafter referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate (the "property"), situated in SHELBY County, Alabama, to-wit:

Lots 4A and 5A, according to the Resubdivision of Lots 3, 4, 5 of Tara Subdivision, Sector One, as recorded in Map Book 25 page 120 in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama. Mineral and mining rights excepted.

The above property is conveyed subject to:

Ad valorem for 1999 and subsequent years not yet due and payable until October 1, 1999.  
Existing covenants and restrictions, easements, building lines and limitations of record.

\$106,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the Grantors have caused this statutory warranty deed to be executed this 7th day of December, 1999.

GRANTOR:

  
WALLACE SHOEMAKER

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Wallace Shoemaker, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal of office this the 7th day of December, 1999.

  
Notary Public  
My Commission Expires: 6-5-2003