

SEND TAX NOTICE TO:
Jami R. Yeargan and
Robert L. Nelson
2024 Little Ridge Circle
Birmingham, Alabama 35242

This instrument was prepared by
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P. O. Box 59465
Birmingham, Alabama 35259-9465
Form 1-1-3 Rev. 5/92

01/24/2000-02456
12:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WBS 27.38

Inst • 2000-02456

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FIFTY-SEVEN THOUSAND DOLLARS (\$157,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Timothy Ellis Clayborn and Janice Coley Clayborn, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Jami R. Yeargan and Robert L. Nelson, (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 49, according to the survey of Little Ridge Estates, as recorded in Map Book 9, Page 174 A&B in the Probate Office of Shelby County, Alabama,

This conveyance is made subject to all easements, restrictive covenants, reservations and rights-of-way appearing on record affecting the property.

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 do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, Timothy Ellis Clayborn and Janice Coley Clayborn have hereunto set their hands and seals, this 21st day of January, 2000.

Jami R. Yeargan (SEAL)
Witness

Timothy Ellis Clayborn (SEAL)
Timothy Ellis Clayborn

[Signature] (SEAL)
Witness

Janice Coley Clayborn (SEAL)
Janice Coley Clayborn

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy Ellis Clayborn and Janice Coley Clayborn, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 21 day of Jan, 2000.

SEAL

Mark S. Boardman
Notary Public
My commission expires: 10-26-2002