

THIS INSTRUMENT PREPARED BY:
Beadles, Newman & Lawler
3500 Hulen
Fort Worth, Tx 76107

SEND TAX NOTICE TO
Craig P. McWherter
Jennifer S. McWherter
753 Bailey Brook Circle
Birmingham, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS. That in consideration of ONE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 DOLLARS (\$155,000.00)----- to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we **SANFORD N. BUCKLES AND JOYCE M. BUCKLES, HUSBAND AND WIFE**, (herein referred to as grantors, whether one or more) does grant bargain, sell and convey unto Craig P. McWherter and Jennifer S. McWherter (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, ALABAMA:

LOT 10, ACCORDING TO THE SURVEY OF RIVERCHASE WEST, DIVIDING RIDGE, AS RECORDED IN MAP BOOK 6, PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:
Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000 Existing covenants and restrictions, easements, building lines, and limitations of record.
\$159,350.00 of the consideration was paid from proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES, 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 is 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 we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEEES 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 and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31 day of Dec.

1996

Sanford N. Buckles
SANFORD N. BUCKLES

Joyce M. Buckles
JOYCE M. BUCKLES

Inst. # 2000-03487

02/03/2000-03487
11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

STATE OF TX)

Shelby COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **SANFORD N. BUCKLES**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of Dec. 1996

Notary Public

AFFIX SEAL



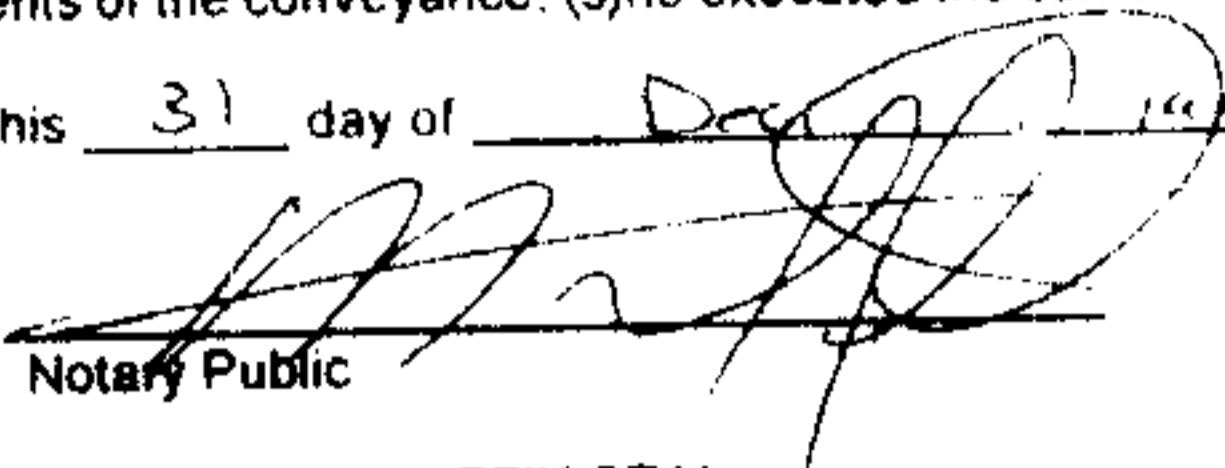
My Commission Expires:

STATE OF TX

Montgomery COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JOYCE M. BUCKLES, 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, (s)he executed the same voluntarily on the day the same bears date.

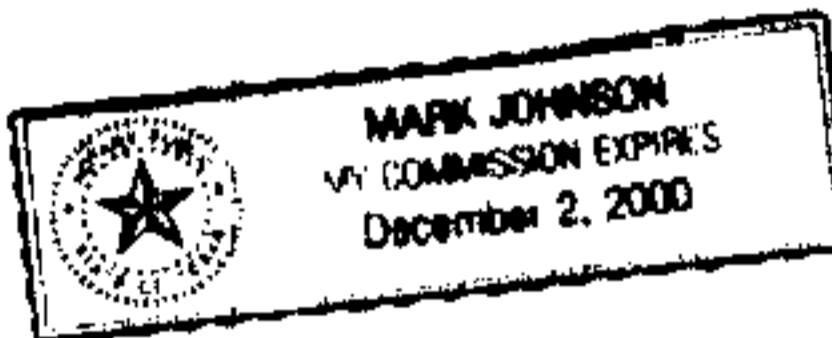
Given under my hand and official seal this 31 day of December, 1991.



Notary Public

AFFIX SEAL

My Commission Expires: _____



AFTER RECORDING RETURN TO:

Inst. # 2000-03487

02/03/2000-03487
11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
502 CJI 12.00

BNL/ALWD

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