

This Document prepared by:
John R. Holliman

Send Tax Notice to:

104 FOREST HILLS RD
ALA BASTER 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Sales price: \$186,000.00

STATE OF Alabama)
Jefferson COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of 186,000.00 to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Robert Nye Sawyer and wife, Anna G. Sawyer, (herein referred to as grantors) do grant, bargain and sell and convey unto Mary L. Buettner, Kenneth Q. Buettner, Patrick S. Ankelman & Lyn Ella Ankelman (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

See Attached Exhibit A for legal.

SUBJECT TO: (1) Taxes for the year 2000 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

\$ 106,000.00 of the purchase price recited above was paid from the proceeds of 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 and 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 (ours) 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 (ours) 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.

Given under my hand and seal on this the 28 day of JANUARY, 2000.

Robert Nye Sawyer
Robert Nye Sawyer

Anna G. Sawyer by her Attorney in fact Robert Nye Sawyer
Anna G. Sawyer by her Attorney in fact Robert Nye Sawyer

Inst # 2000-04151

02/09/2000-04151
10:55 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MMS

93.50

STATE OF Alabama)

Jefferson COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Robert Nye Sawyer and Anna G. Sawyer by her attorney in fact Robert Nye Sawyer, husband and wife whose names 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.

Given under my hand and official seal this the 28th day of

January, 2000.

Shelby A. Holliman
NOTARY PUBLIC

My commission expires:

My Commission Expires April 21, 2002

Exhibit "A"

Lot 28, according to the Survey of Forest Hills, First Sector, as recorded in Map Book 19, Page 46 A & B, in the Probate Office of Shelby County, Alabama.

Inst # 2000-04151

02/09/2000-04151
10:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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