

This instrument was prepared by:
Kelley Winston, Attorney at Law
2700 Highway 280 East, Suite 60

Send Tax Notice To: William J. Eaton
4500 Wooddale Drive
Pelham, Alabama 35124

Birmingham, AL 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Six Thousand and No/100 (\$126,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I Linda S. Foshee, an unmarried woman (herein referred to as Grantor), do grant, bargain, sell and convey unto William J. Eaton and Cynthia L. Eaton as joint tenants with right of survivorship the following described real estate, situated in Shelby, Alabama, to wit:

Lot 29, in Block 3, according to the Survey of Wooddale, as recorded in Map Book 5, page 86, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$119,700.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith

Subject to: (1) Ad valorem taxes not yet due and payable and
(2) all easements, rights-of-way, restrictions and encumbrances of record.

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 do for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 ~~hereto set forth~~ my hand and seal this 24th day of April, 2000.

GRANTOR:

(Seal)

Linda S. Foshee

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda S. Foshee whose name is signed to the foregoing conveyance she the same voluntarily on the day the same bears date. Given under my hand and official seal this 24th day of April, 2000.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
OCTOBER 3, 2001

04/26/2000-13591
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
201 445 15.50