

WARRANTY DEED Joint tenants with right of survivorship

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred, Forty Two Thousand and no/100's Dollars (\$242,000.00) and other good and valuable consideration to the undersigned grantors, NEIL EGGERS and wife, PATTI EGGERS in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said NEIL EGGERS and PATTI EGGERS do grant, bargain, sell and convey unto BARRY E. LANDRUM and ELIZABETH C. LANDRUM as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 449, according to the Survey of Forest Park Subdivision, 4th Sector, 3rd Phase, as recorded in Map Book 24, Page 98, in the Probate Office of Shelby County, Alabama.

\$217,800.00 of the above consideration is paid by a mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, 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 grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of 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, we have hereunto set our hands and seals, this the 29th day of June, 2000.


NEIL EGGERS


PATTI EGGERS

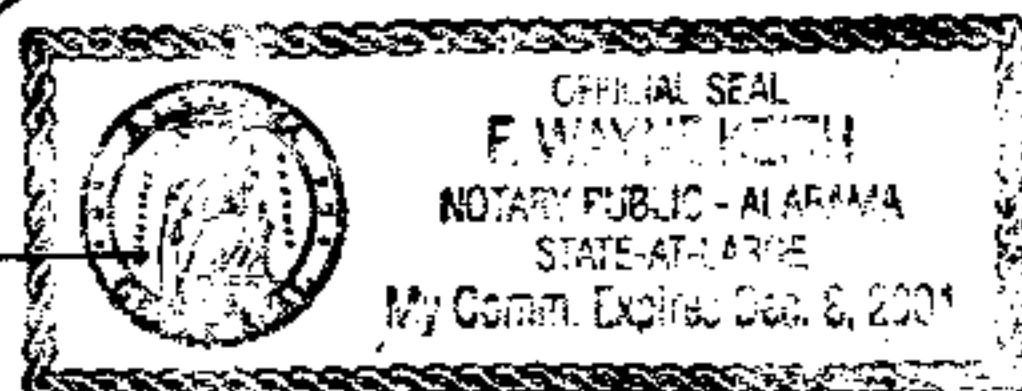
07/06/2000-22333
07:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WMS 33.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Neil Eggers and Patti Eggers whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of June, 2000.


Notary Public



This instrument was prepared by:
F. Wayne Keith
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

Send Tax Notice to:
Barry Landrum
221 Linwood Road
Sterrett, Alabama 35147

Inst # 2000-22333