

This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
David K. & Jennifer B. Sloneker
220 Windchase Drive
Birmingham, AL 35242

Inst # 2000-29001

CORPORATION FORM WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Three Hundred Fifty-four Thousand and no/100 (\$354,000.00) Dollars to the undersigned grantor, **INVESTMENT PARTNERS, INC.**, an Alabama corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **DAVID K. SLONEKER** and wife, **JENNIFER B. SLONEKER**, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 50, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback lines and easements as shown on recorded plat of subdivision; (3) Restrictive covenants contained in instrument recorded in Instrument #1994-10992; (4) Easement granted Alabama Power Company by instrument recorded in Deed Book 129, Page 550; (5) Right of way granted Shelby County by instrument recorded in Deed Book 177, Page 55; (6) Reservation of oil, gas and minerals contained in instrument recorded in Deed Book 202, Page 471; (7) Release of damages as set out in Instrument #1994-13089; (8) Restrictive covenants shown on recorded plat of said subdivision.

TO HAVE AND TO HOLD unto the said grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, David B. Keith, who is authorized to execute this conveyance, hereto set its signature and seal, this the 16th day of August, 2000.

INVESTMENT PARTNERS, INC.

By: David B. Keith
David B. Keith, Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David B. Keith, whose name as President of INVESTMENT PARTNERS, INC., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 16th day of August, 2000.

My Commission Expires: 08/04/01

Notary Public

08/24/2000-29001
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 79.50