

This instrument was prepared by

Send Tax Notice To: MATTHEW L. GILLELAND

(Name) GENE W. GRAY, JR.

name

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

1609 SOUTHPOINTE DRIVE

address

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY SEVEN THOUSAND AND NO/100-----

----- DOLLARS (\$197,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JON M. ERWIN AND WIFE, MARGIE A. ERWIN

(herein referred to as grantors) do grant, bargain, sell and convey unto MATTHEW L. GILLELAND AND WIFE, GWENDOLYN L. GILLELAND

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

LOT 34, ACCORDING TO THE SURVEY OF SOUTHPOINTE FIRST SECTOR, AS RECORDED IN
MAP BOOK 11, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.

BUILDING SETBACK LINE AND EASEMENTS AS SHOWN BY RECORDED MAP.

RESTRICTIONS REGARDING ALABAMA POWER COMPANY RECORDED IN VOLUME 160, PAGE 666.

AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN REAL 160, PAGE 657.

RESTRICTIONS APPEARING OF RECORD IN REAL 1166, PAGE 956.

\$ 157600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

Inst # 2000-34762

10/03/2000-34762

11:36 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CJ1 50.50

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 (we) do for myself (ourselves) and for my (our) 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 (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 hand(s) and seal(s), this 29th
day of September, 2000.

(Seal)

(Seal)

(Seal)

Jon M. Erwin
JON M. ERWIN (Seal)

Margie A. Erwin
MARGIE A. ERWIN (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
JON M. ERWIN AND WIFE, MARGIE A. ERWIN
whose name(s) 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
on the day the same bears date.

Given under my hand and official seal this 29th day of September A.D., 2000

GENE W. GRAY, JR.

Notary Public