This instrument was prepared by:
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

Send Tax Notice To:
Leah & Martin Blackwood
1590 Timber Court
Helena, AL 35080

Inst # 2000-37085

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama
SHELBY County

Know All Men By These Presents,

That in consideration of **ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($116,500.00)** and other good valuable consideration to the undersigned grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

VICKI L. WALDRON, an unmarried woman,
(herein referred to as GRANTOR) does grant, bargain, sell and convey unto

LEAH W. BLACKWOOD & MARTIN D. BLACKWOOD, husband and wife and NATHAN H. WYNNE, a married man
(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 59, ACCORDING TO THE SURVEY OF TIMBER PARK, PHASE IV, AS RECORDED IN MAP BOOK 15, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Mineral and mining rights excepted.

*Property will not constitute the homestead of Grantee Nathan H. Wynne

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

$115,547.00 of the above referenced purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants with right of survivorship, successively, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is served or terminated during the joint lives to the Grantees herein) upon the death of any one said Grantees the joint tenants, with right of survivorship, and that upon the death of either of the two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving Grantee herein named, but if either Grantee herein named survives the other or others, such as in case of death in a common accident, 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 the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and any of 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, the said undersigned has hereunto subscribed her name on this the **20TH** day of **OCTOBER**, 2000.

VICKI L. WALDRON

10/25/2000-37085
12:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 13.00

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that VICKI L. WALDRON, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 20th day of October, 2000.

Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001