

SEND TAX NOTICE TO:

Malcolm Joiner and wife, Lujean Joiner
101 North Highland Drive
Columbiana, Alabama 35051

Inst # 2000-37117

10/25/2000-37117

02:12 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 HMB 51.00

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100 Dollars (\$40,000.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **William Earl Maynard** and wife, **Linda Jacquelyn Maynard** (herein referred to as grantors) do grant, bargain, sell and convey unto **Malcolm Eldred Joiner** and wife, **Lujean Davis Joiner** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

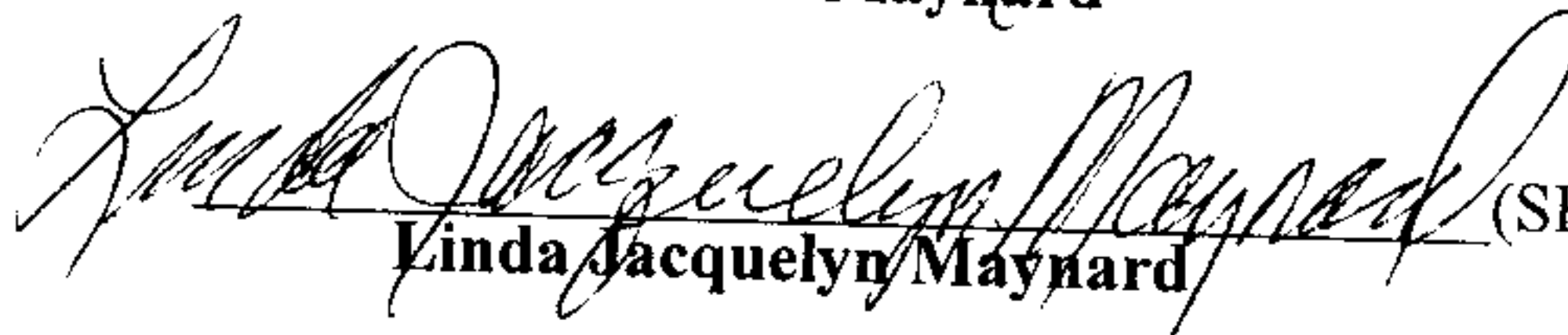
Lot 7 in Clearview Estates, as recorded in Map Book 7, Page 43 in the Office of the Judge of Probate of Shelby County, Alabama.

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, I, or each of us, have hereunto set my or our hands and seals, this 17 day of October, 2000.

 (SEAL)
William Earl Maynard

 (SEAL)
Linda Jacquelyn Maynard

STATE OF ALABAMA
MADISON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William Earl Maynard** and wife, **Linda Jacquelyn Maynard**, whose names 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 17 day of October, 2000.

 (SEAL)
Notary Public
My Commission Expires 01-16-2001