

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

This instrument was prepared by: MIKE T. ATCHISON  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Ten THousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Rodney Lee Monts and wife, Lora Lee Monts

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Lavon R. Scott and Doreen Suitor Rush

(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 19, according to the Survey of Hunter Hills, Phase Three, as recorded in Map  
Book 23, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way  
and permits of record.

\$272,850.00 of the above recited purchase price was paid from a mortgage recorded  
simultaneously herewith.

Inst # 2001-07246

03/02/2001-07246  
09:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MMB 12.00

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 23rd day of February, 2001.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rodney Lee Monts and Lora Lee Monts 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 23rd day of February, A.D., 19 2001

My Commission Expires: 10/16/04

Notary Public.

SEND TAX NOTICE TO:

(Name) Lavon R. Scott

(Address) 157 Hunter Hills Dr  
Chelam, Ala 35043