

This instrument was prepared by:
Shelly Moss
Shelly Moss, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Jeremiah E. Abbott
414 North Lake Road
Birmingham, Alabama 35242

Inst # 2001-10142

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY)

03/21/2001-10142
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MB 50.50

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Eighty-two Thousand Five Hundred and 00/100 Dollars (\$182,500.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Kenneth H. Underwood and his wife Elizabeth L. Underwood

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jeremiah E. Abbott and Mary Frances Abbott

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 14, according to the Final Plat of Subdivision, North Lake at Greystone, Phase 3, as recorded in Map Book 23, page 3 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

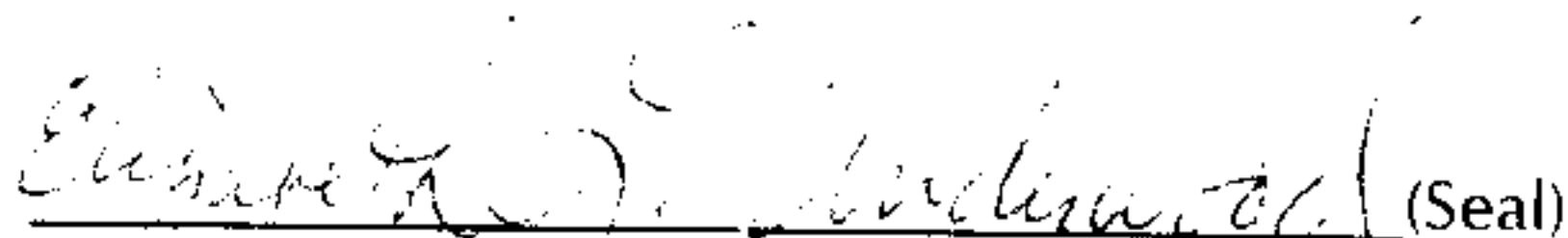
\$146,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2001 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

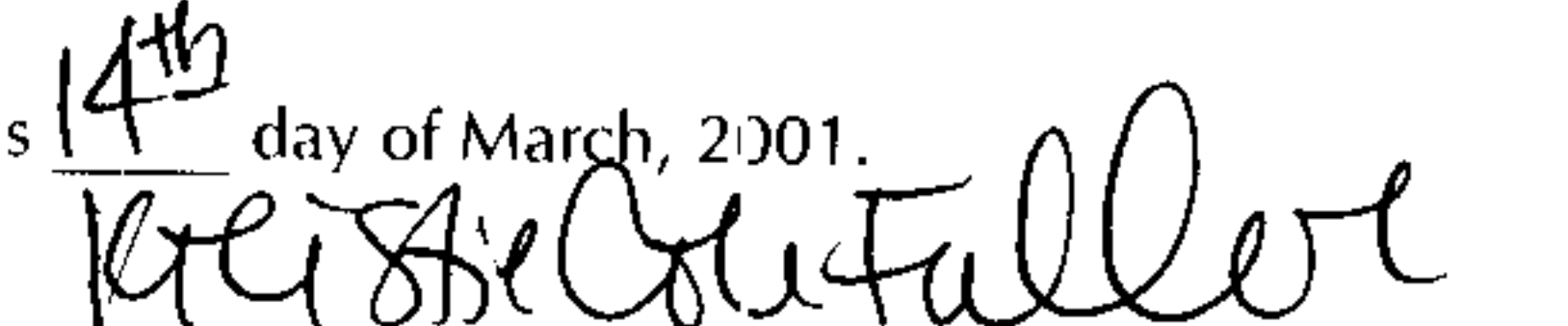
IN WITNESS WHEREOF, we have set our hands and seals, this 14th day of March, 2001.


Elizabeth L. Underwood (Seal)

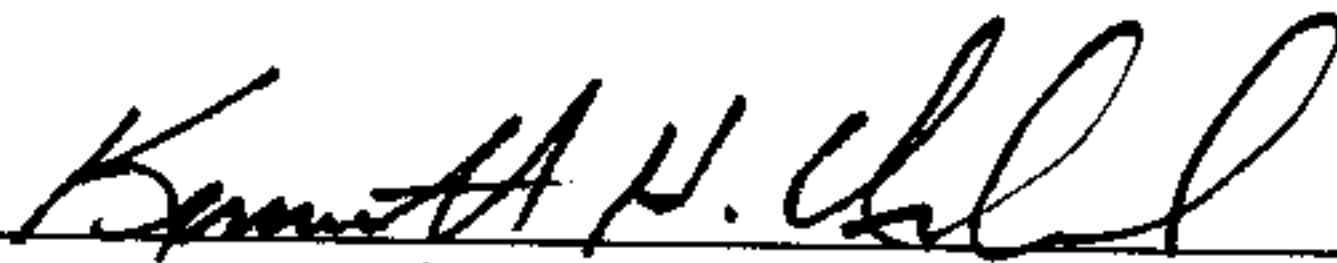
STATE OF ALABAMA)
Shelby
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Elizabeth L. Underwood 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 this 14th day of March, 2001.


Notary Public:
My Commission Expires:

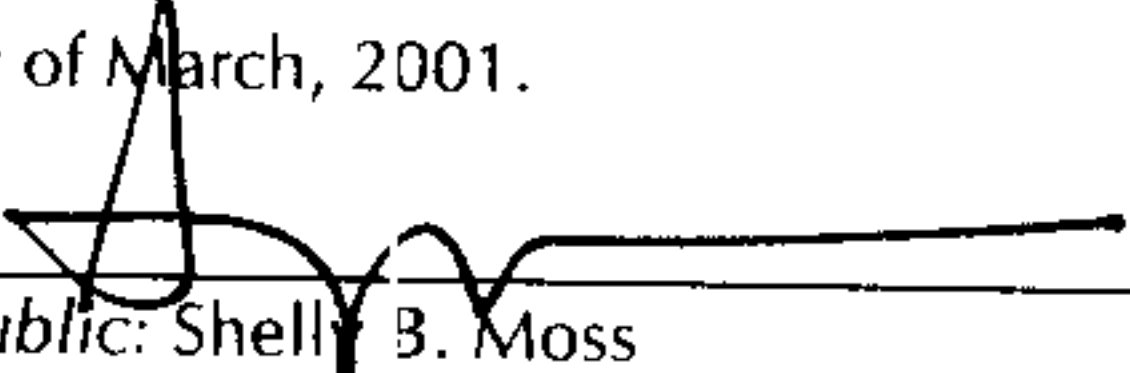
NOTARY PUBLIC STATE OF ALABAMA ATTORNEY
MY COMMISSION EXPIRES FEB 11, 2005
BONDED THROUGH NOTARY PUBLIC BOARD

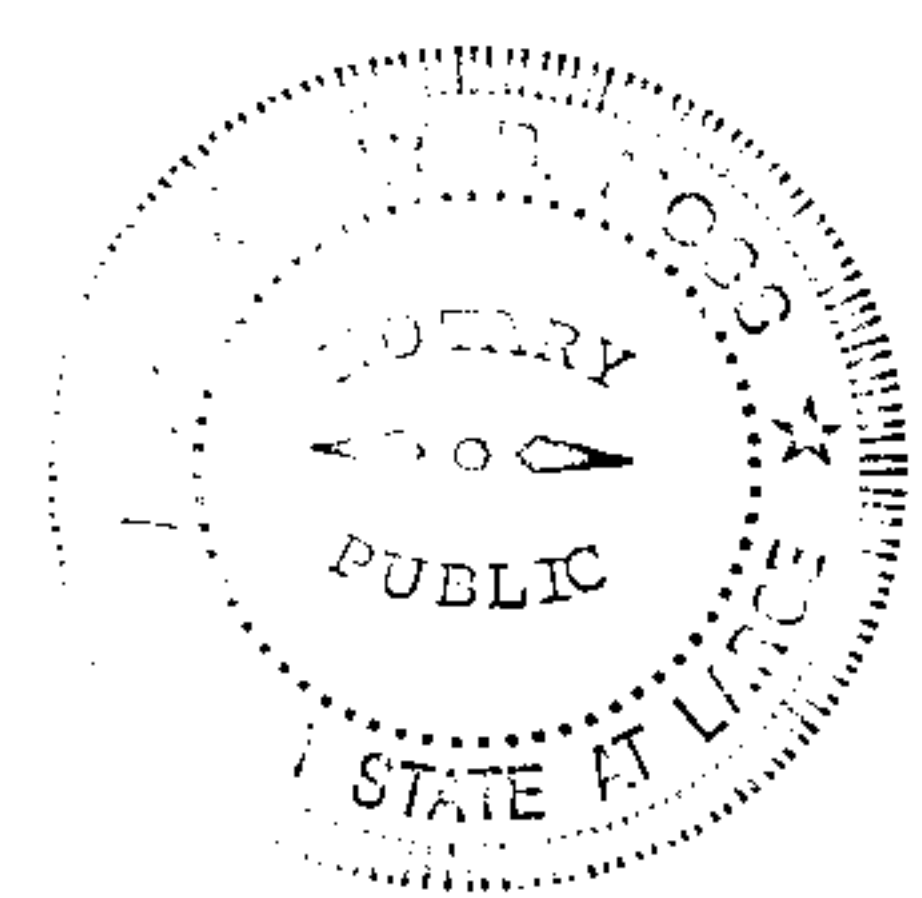

Kenneth H. Underwood (Seal)

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Kenneth H. Underwood 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2001.


Notary Public: Shelly B. Moss
My Commission Expires: 11-5-01



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