

This instrument was prepared by:

Corley, Moncus & Ward, P.C.
400 Shades Creek Parkway
Birmingham, AL 35209

Send Tax Notice To:

James D. Lynch, Jr. and Carol Jan
Lynch
134 Chestnut Drive
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Ninety Six Thousand dollars and no/100 (\$196,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard W. Cornelius and wife, Elizabeth D. Cornelius (herein referred to as grantors) do grant, bargain, sell and convey unto James D. Lynch, Jr. and wife, Carol Jan Lynch (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 39, according to the Survey of Harvest Ridge, Second Phase, as recorded in Map Book 12, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

Inst # 2001-12095

04/02/2001-12095
02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 CJI 180.00

\$30,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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 hands and seals, this 28th day of March, 2001.

(Seal)

Richard W. Cornelius
Richard W. Cornelius (Seal)

(Seal)

Elizabeth D. Cornelius
Elizabeth D. Cornelius (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Kenneth Joe Wilson, Jr., a Notary Public in and for said County, in said State, hereby certify that Richard W. Cornelius and wife, Elizabeth D. Cornelius 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 28th day of March, 2001.

My commission expires: 8/15/2004

Kenneth Joe Wilson, Jr.
Kenneth Joe Wilson, Jr., Notary Public