

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 390E
Birmingham, AL 35223

Send Tax Notice To:
David B. Renton and Michelle E. Renton
222 Linwood Road
Sterrett, AL 35147

STATE OF ALABAMA)
 :
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Sixty-Nine Thousand and 00/100 (\$269,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Neil Eggers, and wife, Patti Eggers**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **David B. Renton and Michelle E. Renton**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 420, according to the Survey of Forest Parks, 4th Sector, 3rd Phase, as recorded in Map Book 24, Page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines and limitations of record.

\$215,200.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Inst # 2001-21572

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05/29/2001-21572
01:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 68.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **24th** day of **May, 2001**.

Neil Eggers by Patti Eggers
Neil Eggers
by: Patti Eggers, Attorney in Fact

Patti Eggers
Patti Eggers

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patti Eggers , whose name as Attorney in Fact for Neil Eggers under that certain Durable Power of Attorney recorded on 5/29/2001 in Instrument No. 2001-21571 in the Probate Office of Shelby County, Alabama, 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 Instrument, she, in capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of May, 2001.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6/5/03

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patti Eggers , 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of May, 2001.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6/5/03

Inst # 2001-21572
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