

This instrument was prepared by

Send Tax Notice To: Greg Evans

(Name) William H. Halbrooks  
#1 Independence Plaza, Suite 704  
(Address) Birmingham, Alabama 35209

name  
5234 Broken Bow Lane  
address  
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Two Thousand and no/100-----(\$142,000.00) Dollars  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Richard C. Lightcap, III and wife, Patricia C. Lightcap  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Greg Evans and Joy Evans

(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 8, Block 3, according to the Survey of Broken Bow, as recorded in  
Map Book 7, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions of record.

\$ 137,700.00 of the purchase price recited above was  
paid from a mortgage loan closed 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 hand(s) and seal(s), this 21st  
day of June, ~~19~~ 2002.

\_\_\_\_\_(Seal) Richard C. Lightcap III (Seal)  
Richard C. Lightcap, III  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_(Seal) Patricia C. Lightcap (Seal)  
Patricia C. Lightcap

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify tha  
Richard C. Lightcap, III and Patricia C. Lightcap  
whose name(s) 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 21st day of June A.D., ~~19~~ 2002

William H. Halbrooks

Notary Public