

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 160
Birmingham, AL 35223

SEND TAX NOTICE TO:
Nancy W. Gilmore
Hugh M. Gilmore, III
250 Kensington Lane
Alabaster, AL 35007



20021115000570330 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
11/15/2002 09:02:00 FILED/CERTIFIED

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/JTWROS

mtg value

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS DOLLARS (\$10.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we Nancy W. Gilmore and husband, Hugh M. Gilmore, III, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **Nancy W. Gilmore and Hugh M. Gilmore, III** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 6, according to the Survey of Sterling Gate, Sector 3, Phase I, as recorded in Map Book 27, page 68, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines, and limitations of record.

Hugh N. Gilmore, III is one and the same person as Hugh M. Gilmore, III.

There was a typographical error on the original deed conveying title to Nancy W. Gilmore and Hugh N. Gilmore, III.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 17th day of October, 2002.

Nancy W. Gilmore

Hugh M. Gilmore, III

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nancy W. Gilmore and Hugh M. Gilmore, III, 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 17th day of October, 2002.

Notary Public
My Commission Expires: 6-5-2003

CLAYTON T. SWEENEY, ATTORNEY AT LAW