

This instrument prepared by
Deborah S. Scott
2007 Old Montgomery Hwy Suite A
Birmingham, Alabama 35244

Send Tax Notice to: Eric Capps and Amanda Capps
108 Country Hills Road
Montevallo, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA]
COUNTY OF SHELBY] KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Dollars and other valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Charles Scarborough, an unmarried man

(herein referred to as grantor) do grant, bargain, sell and convey unto

Eric Capps and Amanda Capps

(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, according to the Survey of Country Hills Subdivision Phase One, as recorded in Map Book 11, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and right of way of record.
The above described property is not the homestead of the said grantor.
Mortgage filed simultaneously.

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 covenants 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) 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, I have hereunto set my hand(s) and seal(s), this 25th day of August, 2003.

WITNESS:

Charles Scarborough (Seal)
Charles Scarborough

_____ (Seal)

STATE OF ALABAMA]
COUNTY OF SHELBY]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Scarborough, whose name(s) 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 28th day of August A.D.2003.

Dorey M Ventel
Notary Public

My commission expires:

5-28-06

Professional Title