

5228

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Padon
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JEFFERY T. PYBAS
1763 INDIAN HILL CIRCLE
PELHAM, AL 35124

Inst # 2000-18537

06/06/2000-18537
08:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 18.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED and 00/100 (\$133,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RONALD L. PAGE and KAREN R. PAGE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFERY T. PYBAS and CAROL L. PYBAS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF CHAPARRAL FIRST SECTOR, PHASE II, AS RECORDED IN MAP BOOK 8 PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM INDIAN HILL CIRCLE AS SHOWN BY PLAT.

3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 67.5 FEET ON THE SOUTHEASTERLY SIDE AND 7.5 FEET ON THE EASTERLY SIDE OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN MISC. BOOK 52 PAGE 760 IN PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 349 PAGE 798, DEED BOOK 179 PAGE 380 AND DEED BOOK 234 PAGE 657 IN PROBATE OFFICE.
6. AGREEMENT AS TO WATER AS SET OUT IN DEED BOOK 229 PAGE 109 AND DEED BOOK 229 PAGE 112 IN PROBATE OFFICE.
7. SANITARY SEWER EASEMENT AS SET OUT IN REAL 143 PAGE 296 IN PROBATE OFFICE.

\$129,450.00 of the consideration herein was derived from a mortgage 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RONALD L. PAGE and KAREN R. PAGE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of May, 2000.


RONALD L. PAGE


KAREN R. PAGE

STATE OF
COUNTY OFCalifornia
San Diego

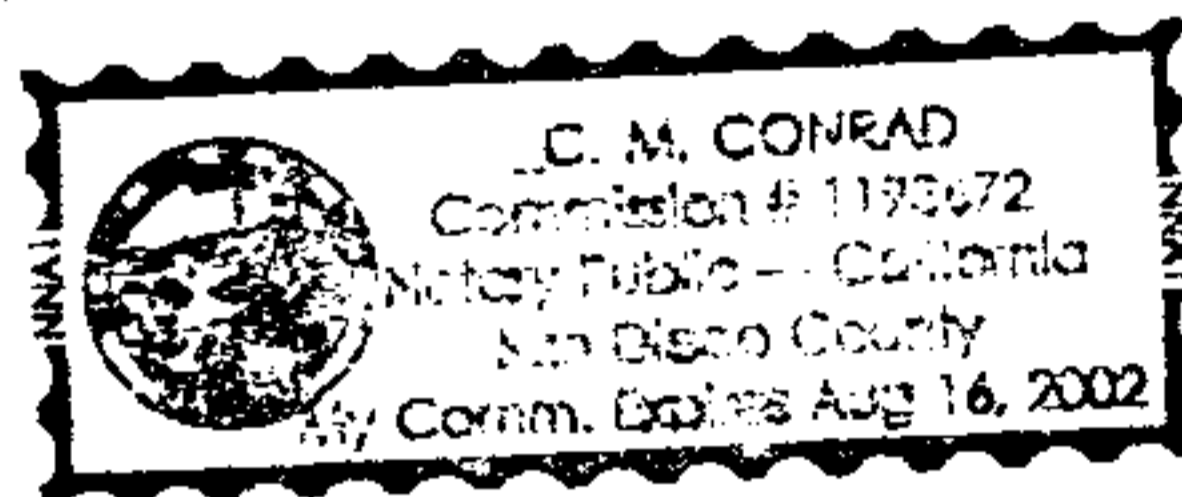
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RONALD L. PAGE and KAREN R. PAGE, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of May, 2000.

C. M. Conrad
Notary Public

My commission expires: Aug 16, 2002



Inst # 2000-18537

06/06/2000-18537
08:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 18.00