

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TOMMY ASINGA
1541 BENT RIVER CIR
BIRMINGHAM, AL 35216

Inst # 2001-25518

06/21/2001-25518
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 23.00

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 SEVENTY SEVEN THOUSAND and 00/100 (\$177,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BARRY I. BLOOMSTON, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TOMMY ASINGA and NGOZI ASINGA, 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 9, ACCORDING TO THE SURVEY OF BENT RIVER ESTATES, PHASE 1, AS RECORDED IN MAP BOOK 117, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND IN MAP BOOK 176, PAGE 15 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

SAID PROPERTY DOES NOT CONSTITUTE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

SUBJECT TO:

1. TAXES FOR THE YEAR 2001 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. 15 FOOT BUILDING LINE FROM BENT RIVER CIRCLE; 15 FOOT DRAINAGE EASEMENT ACROSS THE CENTER OF LOT AND 20 FOOT EASEMENT ACROSS THE REAR OF LOT, ALL AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1994-11503 (SHELBY COUNTY) AND INSTRUMENT #9614/7376 AND INSTRUMENT 9404/9954.
4. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
5. RIGHT OF WAY AS RESERVED IN REAL VOLUME 364, PAGE 826 (JEFFERSON).
6. AGREEMENT REGARDING EASEMENTS IN MISC. BOOK 1, PAGE 543.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN VOLUME 6312, PAGE 589 (JEFFERSON COUNTY).

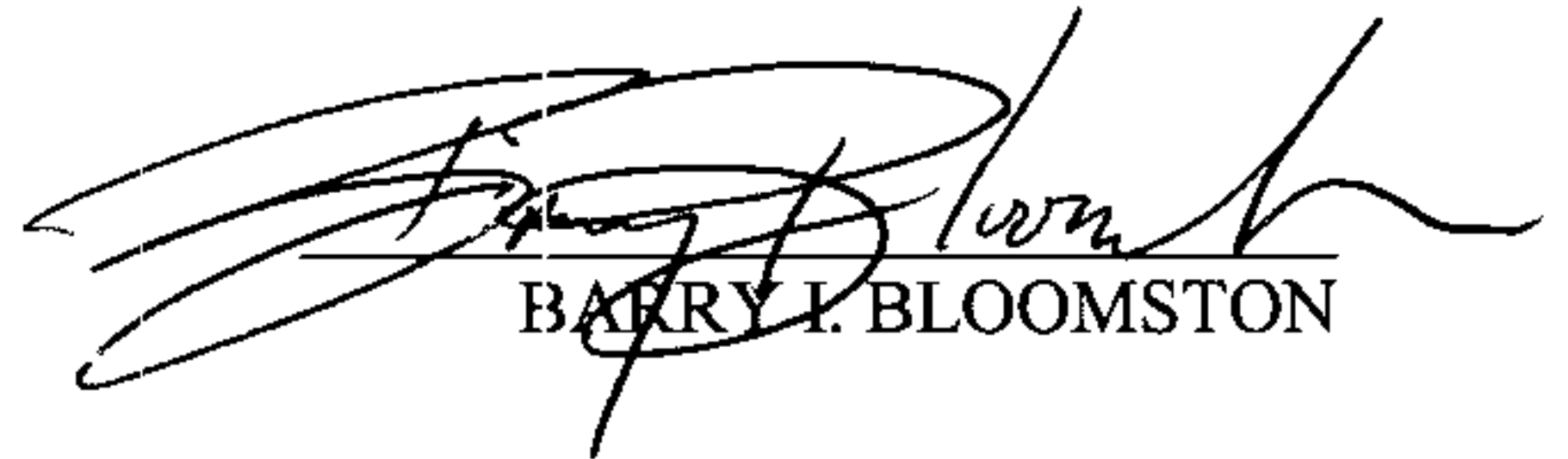
8. PRIVATE SEWER AGREEMENT AS SET OUT IN INSTRUMENT #1993-4198.
9. DECLARATION OF BENT RIVER OWNER'S ASSOCIATION IN REAL VOLUME 4481, PAGE 12 (JEFFERSON COUNTY).

\$168,150.00 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, BARRY I. BLOOMSTON, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of May, 2001.



BARRY I. BLOOMSTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BARRY I. BLOOMSTON, A MARRIED PERSON, 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 30th day of May, 2001.



Notary Public

My commission expires: 9.29.01

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