

6180

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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

SEND TAX NOTICE TO:

ADRIAN A AARON  
1226 SOUTHWIND DRIVE  
ALABASTER, AL. 35007

Inst # 2001-35014

08/17/2001-35014  
08:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
16.00  
002 CH

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 FIFTEEN THOUSAND NINE HUNDRED and 00/100 (\$115,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES H. CAMPBELL and SHIRLEY ANN CAMPBELL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ADRIAN A AARON AND MARY E. AARON, 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 21, IN BLOCK 3, ACCORDING TO THE SURVEY OF SOUTHWIND, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 14, PAGE 23.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN MISC. BOOK 14, PAGE 769 AND BOOK 299, PAGE 246.
4. 35 FOOT BUILDING LINE FROM CARIBBEAN CIRCLE AND A 10 FOOT EASEMENT ALONG REAR LOT LINE, AS SHOWN ON RECORDED MAP.
5. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN MISC. BOOK 14, PAGE 475.

\$114,109.00 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, JAMES H. CAMPBELL and SHIRLEY ANN CAMPBELL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 9th day of August, 2001.

  
JAMES H. CAMPBELL

  
SHIRLEY ANN CAMPBELL  
ACTING BY AND THROUGH  
HER ATTORNEY IN FACT  
JAMES H. CAMPBELL

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES H. CAMPBELL, 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 9th day of August, 2001.



Notary Public

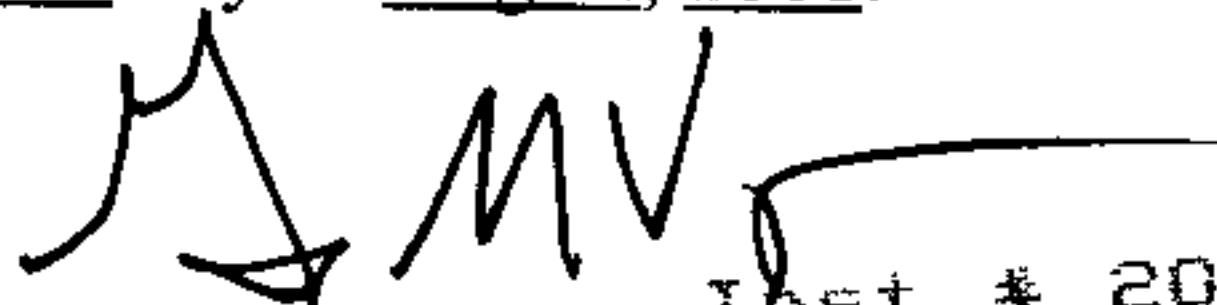
My commission expires: 9.29.01

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that JAMES H. CAMPBELL, whose name as Attorney in Fact for SHIRLEY ANN CAMPBELL, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, he, in his capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 9th day of August, 2001.



Notary Public

My commission expires: 9.29.01

Inst # 2001-35014  
08/17/2001-35014  
08:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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