

0437

(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:

FREDERICK F. CLAY
114 BROOK CIRCLE
PELIHAM, AL 35124

Inst # 2001-48841

11/13/2001-48841
07:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
21.00
DOR 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 THIRTY NINE THOUSAND DOLLARS and 00/100 (\$139,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KENNETH GRANT WOLF and SELENA K. WOLF, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto FREDERICK F. CLAY and LATASHIA M. CLAY, 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 58, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE TWO, SECOND ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 4, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002..
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. 20 FOOT BUILDING RESTRICTION LINE FROM BROOK CIRCLE AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD UNDER INSTRUMENT #1995-15327 AND AS SHOWN ON RECORDED MAP.
5. COVENANTS FOR STORM WATER RUN-OFF CONTROL AS RECORDED IN UNDER INSTRUMENT #1995-17135.
6. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE USE OF THE BUCK CREEK AND NATURAL FLOW THEREOF.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED UNDER INSTRUMENT #1995-26657.

\$132,050.00 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, KENNETH GRANT WOLF and SELENA K. WOLF, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of October, 2001.

Kenneth Grant Wolf
KENNETH GRANT WOLF
Selena K. Wolf
SELENA K. WOLF

STATE OF Texas
COUNTY OF Harris

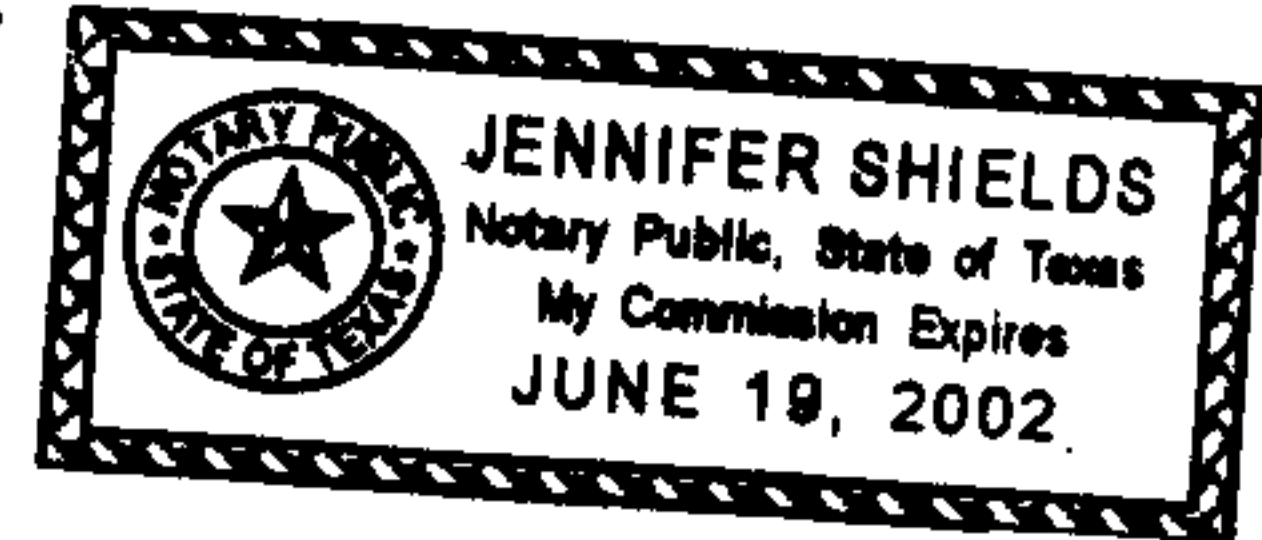
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KENNETH GRANT WOLF and SELENA K. WOLF, 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 26th day of October, 2001.

Jennifer Shields
Notary Public

My commission expires: June 19, 2002



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