

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Sean B. Fitzpatrick
name
4047 Saddle Run Circle
address
Inst 2002-08507
Shelby, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS, 02/20/2002-08507
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 25.50

That in consideration of ONE HUNDRED FORTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$145,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Carolyn R. Hardwick, A Single Woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Sean B. Fitzpatrick and wife, Tina M. Fitzpatrick

(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 55, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, page 28, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 2002.
Subject to 20 foot building line; 10 foot easement on front; restrictions shown by recorded map; restrictions; agreement with Alabama Power Company; right of way to Alabama Power Company; transmission line permit to Alabama Power Company; and, right of way to Shelby County, of record.

Carolyn R. Hardwick is the surviving grantee in that certain deed recorded in Instrument 1999-48965; the other grantee, James David Hardwick, having died on or about July 18, 2001.

\$ 130,500.00 of the purchase price was paid from the proceeds of a mortgage loan 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, 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, 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 15th day of February, 2002.

_____(Seal) Carolyn R. Hardwick _____(Seal)
Carolyn R. Hardwick
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Carolyn R. Hardwick, A Single Woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February A.D., 2002

Larry L. Halcomb Notary Public