

6976

(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:

DENNIS H. STEPHENS
155 CHADWICK DRIVE
HELENA, AL 35080

Inst # 2002-10490
03/05/2002-10490
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
902 MEL 156.50

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 FORTY TWO THOUSAND FIVE HUNDRED and 00/100 (\$142,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM BRYANT MEDDERS and PAMELA RENEE MEDDERS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DENNIS H. STEPHENS, AN UNMARRIED PERSON and TANYA D. STEPHENS, AN UNMARRIED PERSON, (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 78, ACCORDING TO THE FINAL PLAT OF CHADWICK, SECTOR 3, AS RECORDED IN MAP BOOK 18, PAGE 98, 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. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1994-19974.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 194, PAGE 67; DEED BOOK 103, PAGE 146 AND DEED BOOK 161, PAGE 143.
4. EASEMENT TO H. WALKER & ASSOCIATES IN BOOK 387, PAGE 246.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 196, PAGE 248.
6. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
7. AGREEMENT AND EASEMENT FOR STORM WATER DETENTION AND SANITARY SEWER IN INSTRUMENT #1992-30926.
8. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

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, WILLIAM BRYANT MEDDERS and PAMELA RENEE MEDDERS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of February, 2002.


WILLIAM BRYANT MEDDERS

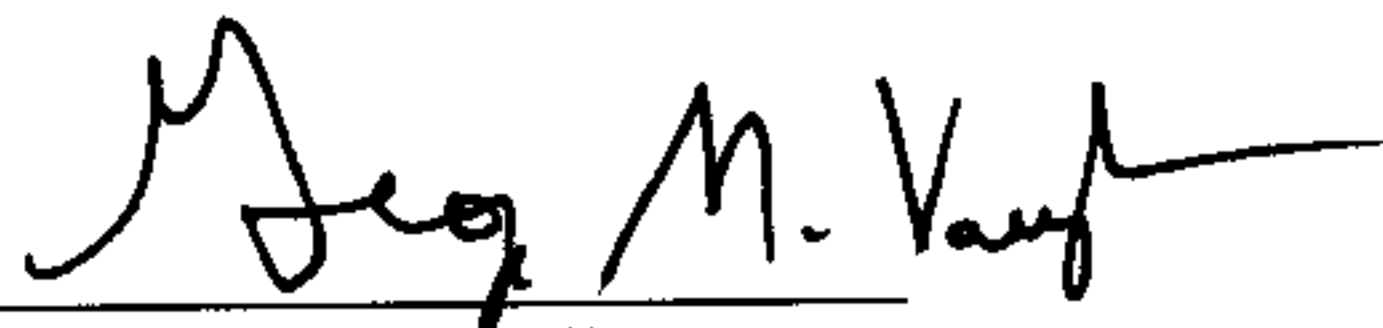

PAMELA RENEE MEDDERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM BRYANT MEDDERS and PAMELA RENEE MEDDERS, 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 28th day of February, 2002.


Notary Public

My commission expires: 9.29.02

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