

7067

(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:

DOUGLAS COOPER
195 GRANDE VIEW LANE
MAYLENE, AL. 35114

Inst # 2002-16583
04/10/2002-16583
08:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MSR 50.50

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 SIXTY SEVEN THOUSAND and 00/100 (\$167,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, THOMAS R. CAMPBELL and NANCY H. CAMPBELL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DOUGLAS K. COOPER, AN UNMARRIED PERSON and AMY J. DARWIN, 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 17, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 2ND ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 30-FOOT BUILDING SETBACK LINE FROM GRANDVIEW LANE AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
3. VARIABLE EASEMENT ON SOUTHWEST AND REAR SIDE OF SAID LOT AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
4. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS (PROVISIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, OR NATIONAL ORIGIN ARE OMITTED) PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1995-5892; INSTRUMENT #1995-28543; INSTRUMENT #1995-28544; INSTRUMENT #1996-339; INSTRUMENT #1996-26258; INSTRUMENT #1996-29192; INSTRUMENT #1996-37928 AND INSTRUMENT #1996-37929.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER AS RECORDED IN DEED 138, PAGE 170.

6. EXISTENCE OF ANCIENT DEPRESSION (SINKHOLE) ON THE LAND AS SHOWN ON MAP BOOK 20, PAGE 66.
7. OIL, GAS AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.
8. COVENANT RELEASING PREDECESSOR IN TITLE FROM LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY AS RECORDED IN MAP BOOK 20, PAGE 66.
9. COVENANTS, CONDITIONS, AND RESTRICTIONS (PROVISIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN ARE OMITTED) AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN MAP BOOK 20, PAGE 66.
10. ARTICLES OF INCORPORATION OF GRANDE VIEW HOMEOWNERS ASSOCIATION RECORDED IN INSTRUMENT #1995-5890 AND BY-LAW'S AS RECORDED IN INSTRUMENT #1995-5891.
11. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES, AND LIMITATIONS, AS APPLICABLE, AS RECORDED IN INSTRUMENT #1996-23893.

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, THOMAS R. CAMPBELL and NANCY H. CAMPBELL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28TH day of March, 2002.

*Thomas R Campbell, Acting by and through
His attorney in fact, Marie Romano*

THOMAS R. CAMPBELL, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, MARIE ROMANO

*Nancy H Campbell, Acting by and through
Her attorney in fact, Marie Romano*

NANCY H. CAMPBELL, ACTING BY AND THROUGH
HER ATTORNEY IN FACT, MARIE ROMANO

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 MARIE ROMANO, whose name as Attorney in Fact for THOMAS R. CAMPBELL and NANCY H. 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, she, in her 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 28TH day of March, 2002.



Notary Public

My commission expires: 7/11/02

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