

8524

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

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

JOHN W. WIS  
1632 KEENELAND DRIVE  
HELENA, AL 35080

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FIFTY EIGHT THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$158,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DOUGLAS M. MELTON and KIMBERLY S. MELTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN W. WIS and SUSAN S. WIS, 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 JEFFERSON County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF DEARING DOWNS TENTH ADDITION AS RECORDED IN MAP BOOK 14, PAGE 86 A AND B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 40 FOOT BUILDING SETBACK LINE FROM KEENELAND DRIVE; SLOPE EASEMENT ALONG THE WEST PROPERTY LINE AND VARIABLE EASEMENT THRU PROPERTY LINE ALONG THE NORTHWEST PROPERTY LINE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 119, PAGE 240, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.
4. EASEMENT TO PLANTATION PIPE LINE COMPANY AS RECORDED IN DEED BOOK 113, PAGE 59 AND AGREEMENT REGARDING SAME AS RECORDED IN REAL BOOK 309, PAGE 72.
5. EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH AS RECORDED IN REAL 184, PAGE 60.
6. RIGHT OF WAY TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 91, PAGE 231.
7. EASEMENT TO COLONIAL PIPE LINE COMPANY AS RECORDED IN DEED BOOK 223, PAGE 431 AND DEED BOOK 268, PAGE 211.
8. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 271, PAGE 726.
9. COVENANTS CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN REAL BOOK 315, PAGE 985.
10. PERMIT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN REAL BOOK 333, PAGE 148.

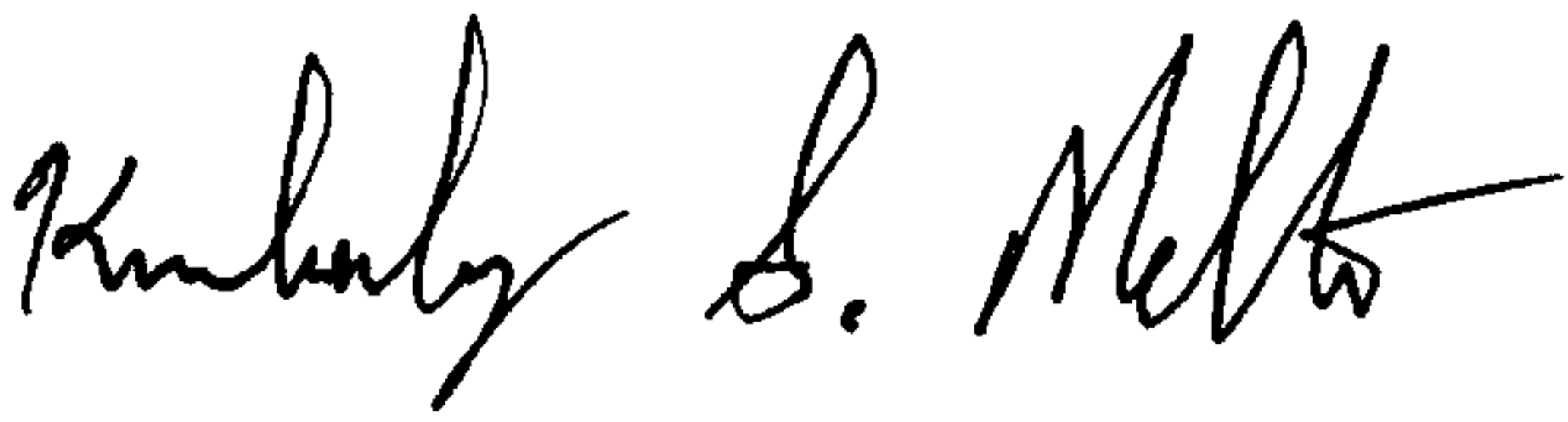

\$150,575.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, DOUGLAS M. MELTON and KIMBERLY S. MELTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of February, 2003.


  
DOUGLAS M. MELTON

 by and through her attorney in fact,  
  
KIMBERLY S. MELTON, BY AND THROUGH HER ATTORNEY IN FACT, DOUGLAS M. MELTON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DOUGLAS M. MELTON, 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.

  
Notary Public

My commission expires: 7/11/06

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that DOUGLAS M. MELTON whose name as Attorney in Fact for KIMBERLY S. MELTON, 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 and seal on this the 14<sup>TH</sup> DAY OF FEBRUARY, 2003.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/26/05