

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

THOMAS NEAL BLACK
133 DOGWOOD TRAIL
MONTEVALLO, AL 35115

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 TWENTY NINE THOUSAND NINE HUNDRED and 00/100 (\$129,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GLENN DAVID CHENOT and RACHEL H. CHENOT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TOMMY NEAL BLACK AND MELISSA KAY BLACK, 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 30, ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION, 5TH SECTOR, AS RECORDED IN MAP BOOK 17 PAGE 91 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 35 feet reserved from Dogwood Trail as shown by plat.
3. Public easements as shown by recorded plat, including a 10 feet along the South side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1993-29538 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 121 page 191 and Deed Book 154 page 423 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables and covenants pertaining thereto recorded as Inst. #1994-1195 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 122 page 333 and Deed Book 325 page 546 in Probate Office.

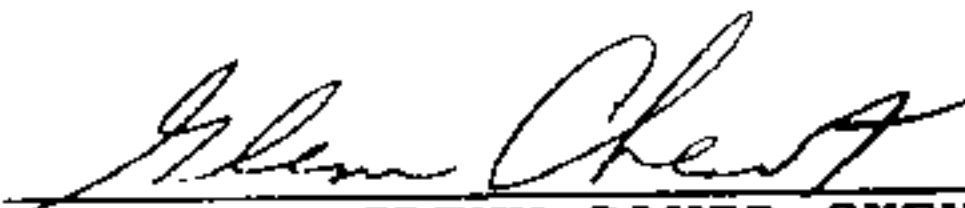
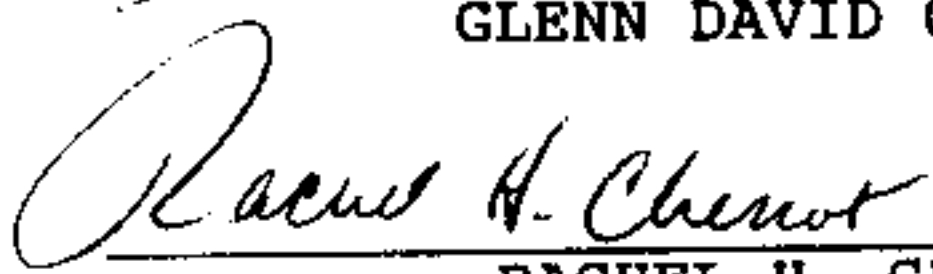
\$99,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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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, GLENN DAVID CHENOT and RACHEL H. CHENOT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of January, 1996.


GLENN DAVID CHENOT

RACHEL H. CHENOT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GLENN DAVID CHENOT and RACHEL H. CHENOT, 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 12th day of January, 1996.


Notary Public

My commission expires: 7/16/98

Inst # 1996-01391

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