

03/01/1996-06658
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MC3 18.50

Inst # 1996-06658

(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:

CHRISTOPHER H. COLE
3620 ROBIN CIRCLE
BIRMINGHAM, AL 35242

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 ONE THOUSAND THREE HUNDRED and 00/100 (\$141,300.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LEWIS B. HUNT, JR., A SINGLE MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHRISTOPHER H. COLE AND BETH ANNE COLE, 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 51, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, 3RD SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 91 A & B, 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. A thirty foot building line from Robin Circle; a ten foot easement along the Southeast and an irregular easement along the rear of subject property as shown by recorded plat.
3. Right of Way to Alabama Power Company as recorded in Book 32, Page 920.
4. Agreement with Alabama Power Company regarding underground cables as recorded in Book 38, Page 764.
5. Restrictive Covenants as recorded in Book 38, Page 767.
6. Restrictions as recorded in Book 34, Page 650.

\$134,235.00 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, LEWIS B. HUNT, JR., A SINGLE MAN, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of February, 1996.

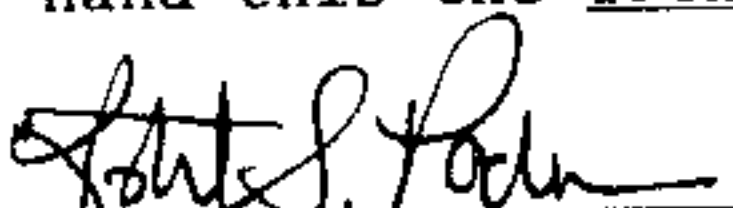

LEWIS B. HUNT, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LEWIS B. HUNT, JR., A SINGLE MAN, 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 19th day of February, 1996.


Notary Public

My commission expires: 7/16/98

Inst # 1996-06658

03/01/1996-06658
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.50