

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Don Gordon Lewis  
Joy Chappell Barnes  
2046 Wild Flower Drive  
Birmingham, AL 35244

WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA )  
COUNTY OF SHELBY ) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Five Thousand and No/100, (\$195,000.00), DOLLARS, in hand paid to the undersigned, Melissa E. Hannah Miskelley, a married woman, (hereinafter referred to as "GRANTOR"), by Don Gordon Lewis and spouse, Joy Chappell Barnes, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 130, according to the survey of Riverchase West, Fourth Addition as recorded in Map Book 7, Page 156 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1997.
2. Easement as shown by recorded plat, including a 10 foot easement on the Northerly side of lot and a 20 foot easement on the Westerly side of lot.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14, beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, Deed 350, Page 512 and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549 and Map Book 7, Page 156 in Probate Office.
4. Transmission Line Permits to Alabama Power Company as shown by instrument recorded in Misc. Book 32, Page 207 and Misc. Book 32, Page 213 in Probate Office.
5. 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 111, Page 625; Deed 127, Page 140 and Deed 121, Page 294 in Probate Office.

\$95,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

MELISSA E. HANNAH MISKELLEY is one and the same person as the MELISSA E. HANNAH recited in that Deed recorded in the Probate Office of Shelby County, Alabama, reflecting the same above mentioned legal description.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of May, 1997.

 (SEAL)  
Melissa E. Hannah Miskelley  
GRANTOR

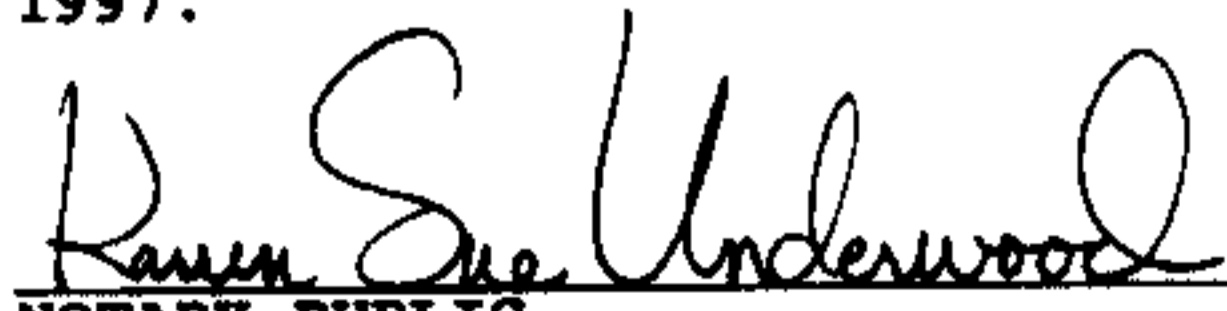
 (SEAL)  
Don Gordon Lewis  
GRANTEE

 (SEAL)  
Joy Chappell Barnes  
GRANTEE

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melissa E. Hannah Miskelley, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 1997.

  
Karen Sue Underwood

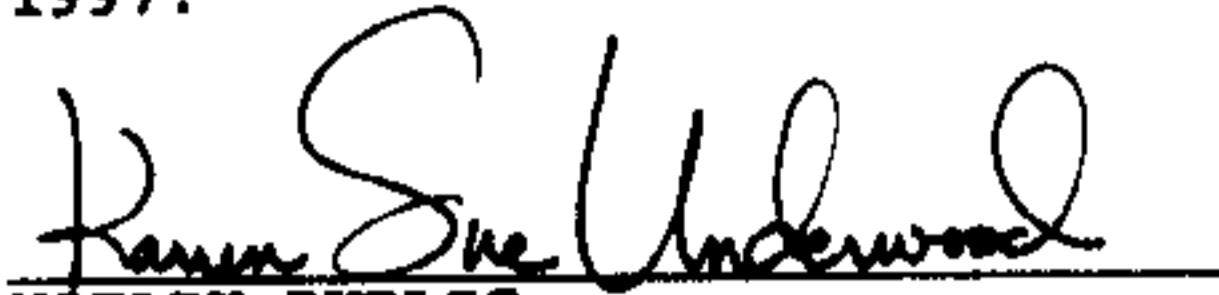
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JUNE 28, 1997

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Don Gordon Lewis and spouse, Joy Chappell Barnes, whose names are signed to the foregoing conveyance as GRANTEES, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 1997.



NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JUNE 21 1997

Inst # 1997-14731

05/12/1997-14731  
12:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCB 113.50