

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

J. DREW RICKETTS  
308 WINDCHASE TRACE  
BIRMINGHAM, AL 35242

Inst # 1998-26192

07/10/1998-26192  
10:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MEL

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED NINETY TWO THOUSAND and 00/100 (\$292,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CELITA PATE CARMICHAEL AND HUSBAND, DAVID CARMICHAEL (herein referred to as GRANTORS) do grant, bargain, sell and convey unto J. DREW RICKETTS AND JANICE L. RICKETTS, 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 35, ACCORDING TO THE SURVEY OF WINDCHASE (GIVIANPOUR'S ADDITION TO MEADOW BROOK), AS RECORDED IN MAP BOOK 18, PAGE 55 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 129, page 550.
3. Right of way granted to Shelby County by instrument recorded in Deed Volume 177 page 55.
4. 30 foot building set back line from Windchase Trace; a 10 foot easement along the rear lot line, all as shown on the recorded map.
5. Restrictions appearing of record in Instrument No. 1994-10992, and as set out on the recorded map.
6. Release of damages as set out in Instrument #1994-13856.

**SUBJECT PROPERTY DOES NOT THE HOMESTEAD OF THE GRANTOR NOR HER RESPECTIVE SPOUSE.**

\$80,000.00 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, CELITA PATE CARMICHAEL AND DAVID CARMICHAEL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of June, 1998.

  
CELITA PATE CARMICHAEL

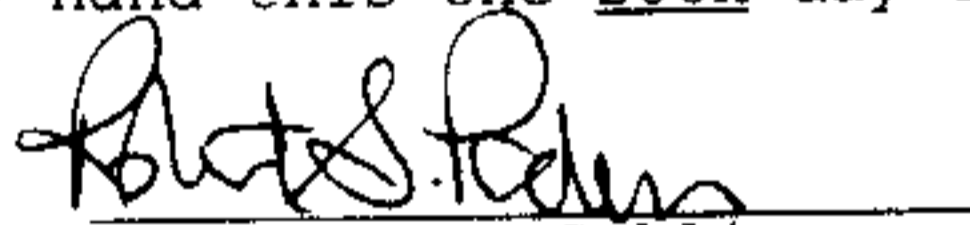
  
DAVID CARMICHAEL

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CELITA PATE CARMICHAEL AND DAVID CARMICHAEL, 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 26th day of June, 1998.

  
Notary Public

My commission expires: 7/16/98

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SHELBY COUNTY JUDGE OF PROBATE  
DOE MEL 223.00