

R9909-3675

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was  
prepared by:

TURNER, NORTON & JERNIGAN, L.L.C.  
Attorneys at Law  
2340 Woodcrest Place  
Suite 150  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

CARLOS MEDINA  
2569 WOODFERN CIRCLE  
HOOVER, AL 35244

Inst # 1999-41011

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of **FOUR HUNDRED SEVENTY FIVE THOUSAND DOLLARS and 00/100 (\$475,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **ROBYN WYATT and THOMAS M. WYATT, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CARLOS MEDINA and LAURA MEDINA, 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 3207, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 32ND ADDITION, AS RECORDED IN MAP BOOK 14, PAGE 53 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**ROBYN WYATT, GRANTOR HEREIN, IS ONE AND THE SAME PERSON AS ROBYN D. ANDREWS.**

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. 10 foot Easement on rear; 7 1/2 foot easement on Southwest and easement of varying widths on South corner, as shown by recorded map.
3. Restrictions, mineral and mining rights and rights incident thereto and release of damages recorded in Real 303, page 362, in the Probate Office of Shelby County, Alabama.
4. Restrictions or Covenants recorded in Misc. Volume 14, page 536; and amended by Misc. Volume 17, page 550 and by Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Volume 311, page 692 and Instrument 1992-8439, in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power Company recorded in Real 306, page 135, in the Probate Office of Shelby County, Alabama.
7. Amended Restrictions appearing of record in Instrument 1992-26564, in the Probate Office of Shelby County, Alabama.
8. Restrictions appearing of record in Real 311, page 692, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1992-8439, in the Probate Office of Shelby County, Alabama.

\$380,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.


10/01/1999-41011  
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SHELBY COUNTY JUDGE OF PROBATE  
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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, ROBYN WYATT and THOMAS M. WYATT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of September, 1999.

  
ROBYN WYATT

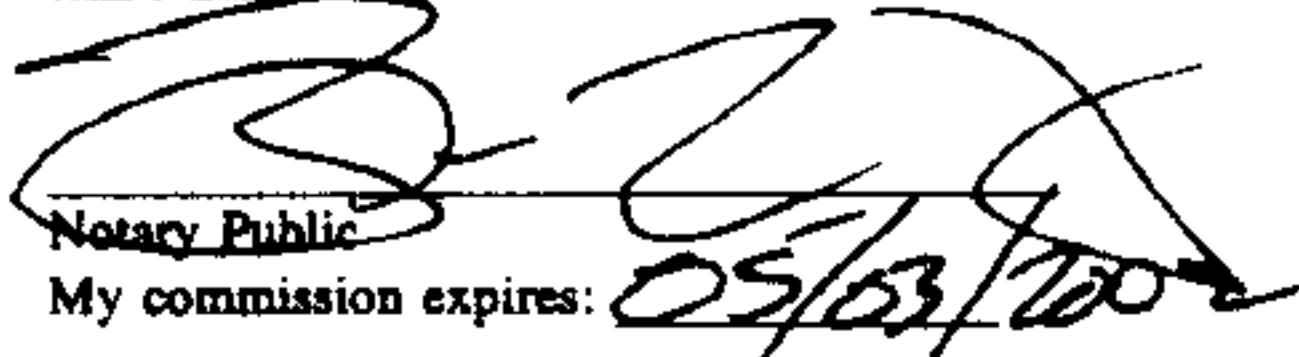
  
THOMAS M. WYATT

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBYN WYATT and THOMAS M. WYATT, 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 22nd day of September, 1999.

  
Notary Public  
My commission expires: 05/03/2002

Inst # 1999-41011

10/01/1999-41011

02:38 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DOE L. J. 106.00