

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ROBERT L. MCPHERON, III  
201 KING JAMES COURT  
ALABASTER, AL 35007

Inst # 1999-46245

11/12/1999-46245  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 19:00

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 FIFTY NINE THOUSAND and 00/100 (\$159,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAVID H. JUHOLA and SAUNDRA F. JUHOLA, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT L. MCPHERON, III and MICHELLE R. MCPHERON, 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 58, ACCORDING TO THE MAP OF SPRING GATE ESTATES, PHASE ONE, AS RECORDED IN MAP BOOK 19, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 225, PAGE 224 AND DEED BOOK 55, PAGE 454.
3. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 285, PAGE 253.
4. DECLARATION OF PROTECTIVE COVENANTS IN INSTRUMENT #1994-36551.
5. ARTICLES OF INCORPORATION OF SPRING GATE ESTATES HOMEOWNERS ASSOCIATION, INC., IN INSTRUMENT #1994-36551.
6. EASEMENTS FOR INGRESS AND EGRESS TO OTHER PROPERTIES AS SET FORTH IN BOOK 224, PAGE 62; BOOK 291, PAGE 302; BOOK 234, PAGE 319; BOOK 234, PAGE 318; INSTRUMENT #1994-6521 AND INSTRUMENT #1993-18648.
7. 35 FOOT BUILDING LINE FROM FRONT LOT LINE, AS SHOWN ON RECORDED MAP.

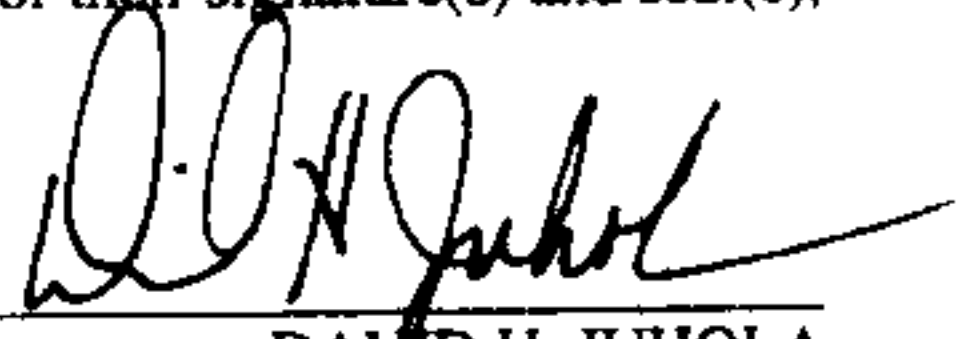
8. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND,  
RESIDENTIAL DISTRIBUTION, AS RECORDED IN INSTRUMENT #1998-17758.

\$151,050.00 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, DAVID H. JUHOLA and SAUNDRA  
F. JUHOLA, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s),  
this the 25th day of October, 1999.

  
DAVID H. JUHOLA

  
SAUNDRA F. JUHOLA

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that  
DAVID H. JUHOLA and SAUNDRA F. JUHOLA, 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 25th day of October, 1999.

  
Notary Public

My commission expires: 7/1/02

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002 031 19.00