

(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:

SUSAN B. JENKINS
3312 SUNNY MEADOWS COURT
BIRMINGHAM, AL 35242

Inst # 2000-08043

03/14/2000-08043
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
37.50
002 CJ1

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND FIVE HUNDRED and 00/100 (\$174,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, STEPHEN W. ABERNATHY and DONNA JEFFERS ABERNATHY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SUSAN B. JENKINS, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, 2ND SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 1 A&B, 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. 35 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. EASEMENT ON REAR OF UNDETERMINED SIZE.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN MISC. BOOK 57, PAGE 608 AND MISC. BOOK 57, PAGE 704.
5. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL DISTRIBUTION SYSTEM AS RECORDED IN MISC. BOOK 57, PAGE 705.
6. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL 1, PAGE 366.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$148,300.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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, STEPHEN W. ABERNATHY and DONNA JEFFERS ABERNATHY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of March, 2000.


STEPHEN W. ABERNATHY


DONNA JEFFERS ABERNATHY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STEPHEN W. ABERNATHY, DONNA JEFFERS ABERNATHY 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 10TH day of MARCH, 2000.


Notary Public

My commission expires: 7/11/02

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