

SEND TAX NOTICE TO:

Mr. & Mrs. Richard D. Farren
5313 Meadow Garden Lane
Birmingham, AL 35242

Prepared by:

Mark J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

Inst. # 2000-18190

06/02/2000-18190
11:45 AM CERTIFIED
SHELBY COUNTY OF ALABAMA
500.00 105.00

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
ONE HUNDRED AND EIGHTY-THREE THOUSAND AND NO/100.....(\$183,000.00)
Dollars, to the undersigned grantors in hand paid by the GRANTEEES herein, the receipt whereof
is acknowledged, we, **WAYNE F. WILSON and PAMELA H. WILSON**, Husband and Wife
(herein referred to as grantor), do grant, bargain, sell and convey unto **RICHARD D.**
FARREN and ROSEMARY T. FARREN (herein referred to as GRANTEEES) as joint
tenants, with right of survivorship, the following described real estate situated in **SHELBY**
County, Alabama to-wit:

Lot 12, Block 1, according to the Survey of Sunny Meadows,
Phase Two as recorded in Map Book 8, Page 19 A & B, in the
Probate Office of Shelby County, Alabama.

Subject to:

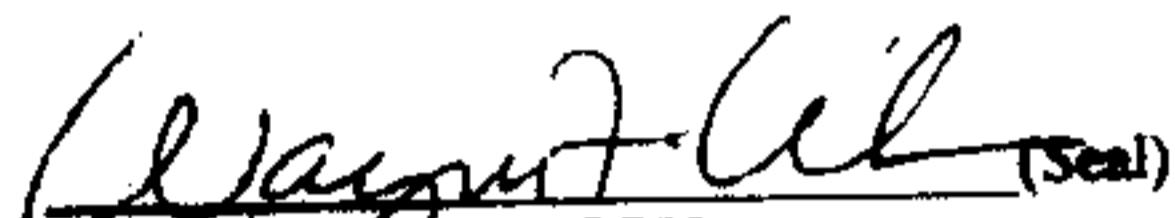
1. Property taxes for 2000 and subsequent years, not yet due and payable.
2. Building restriction line as shown on recorded map.
3. Restrictions set forth on recorded map.
4. Easement(s) as shown on recorded map.
5. Restrictions appearing of record in Misc. Book 36, Page 881.

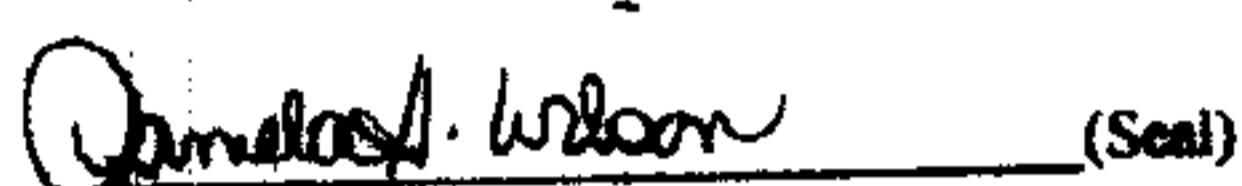
\$92,000.00 of the purchase price received above was paid from a first
purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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 we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEE(S), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of June, 2000.


WAYNE F. WILSON


PAMELA H. WILSON

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WAYNE F. WILSON and PAMELA H. WILSON, Husband and Wife, whose names are signed to the foregoing conveyance, 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 1st day of June, 2000.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT Large
MY COMMISSION EXPIRES: Nov. 5, 2003
BONDED THRU NOTARY IN BIRMINGHAM

My Commission Expires: _____

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JEFFERSON COUNTY JUDGE OF PROBATE
002 BMA \$05.00