

**SEND TAX NOTICE TO:**

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

**Prepared by:**

Monte 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 JUDGE OF PROBATE  
\$52.00 \$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 GRANTEES 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 GRANTEES) 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.

**~~\$32,000.00~~ 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 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 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 GRANTEES, 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 GRANTEES, 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.

 (Seal)  
WAYNE F. WILSON


 (Seal)  
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

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov. 5, 2003  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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002 004 105.00