

This instrument was prepared by

Send Tax Notice To: DARREL C. WEAVER

(Name) GENE W. GRAY, JR.

name

3104 HARWICK DRIVE

address

HOOVER, ALABAMA 35242

(Address) 2100 SOUTHBIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED THIRTY EIGHT THOUSAND NINE HUNDRED FIFTY AND NO/100--  
DOLLARS (\$238,950.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JAMES O. HOUSE, III AND WIFE, SUSANA O. HOUSE

(herein referred to as grantors) do grant, bargain, sell and convey unto DARREL C. WEAVER AND WIFE, DENISE W. WEAVER

(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 8, ACCORDING TO THE MAP AND SURVEY OF ALTADENA WOODS, 3RD SECTOR, AS  
RECORDED IN MAP BOOK 11, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.

RESTRICTIONS APPEARING IN BOOK 131, PAGE 522.

BUILDING SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN BY RECORDED MAP.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 139,  
PAGE 571.

MINERAL AND MINING RIGHTS AS RECORDED IN DEED BOOK 138, PAGE 119.

AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION  
AS RECORDED IN BOOK 140, PAGE 725.

TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN  
BOOK 140, PAGE 731.

RELEASE OF DAMAGES AS CONTAINED IN DEED RECORDED IN BOOK 148, PAGE 171.

\$270,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE  
LOAN.

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, 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, their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th  
day of June, 2000

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

James O. House III (Seal)  
JAMES O. HOUSE, III

Susana O. House (Seal)  
SUSANA O. HOUSE

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
JAMES O. HOUSE, III AND WIFE, SUSANA O. HOUSE  
whose name(s) 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 6th day of June, A.D. 2000

GENE W. GRAY, JR.

Notary Public