

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
SUSAN L. MCKERN
217 CREST LAKE DRIVE
BIRMINGHAM, AL 35244

Inst # 2000-22797

07/10/2000-22797
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
65.00
002 CJA

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SIXTY EIGHT THOUSAND and 00/100 (\$268,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CAROLE M. BUTTERWORTH and HUSBAND, ROBERT E. BUTTERWORTH, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SUSAN L. MCKERN, AN UNMARRIED PERSON and MARY L. RODGERS, AN UNMARRIED PERSON, (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 1, BLOCK 2, ACCORDING TO THE AMENDED MAP OF SOUTHLAKE CREST, 2ND SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 14, 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. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN REAL 160 PAGE 495, AND THE DECLARATION OF PROTECTIVE COVENANTS OF SOUTHLAKE CREST AS RECORDED IN INST. #1993-30195, INST. #1993-40742 AND INST. #1993-40743, ARTICLES OF INCORPORATION AS RECORDED AS INST. #1993-30196, AND BY-LAWS AS RECORDED IN INST. #1993-30197 AND INST. #1993-22812 IN PROBATE OFFICE.
3. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 129 PAGE 572 AND DEED BOOK 219 PAGE 734 IN PROBATE OFFICE.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 121 PAGE 294 IN PROBATE OFFICE.
5. RESTRICTIONS FOR LAND USE AS SET OUT IN REAL 160 PAGE 492.

6. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN REAL 142 PAGE 184 AND REAL 149 PAGE 12 IN PROBATE OFFICE.
7. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 19 PAGE 14.
8. ENCROACHMENT(S) OF CONCRETE BLOCK WALL OFF OF THE LAND AS SHOWN BY THE SURVEY OF STEVEN M. ALLEN, DATED 04/21/97.

\$214,000.00 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, CAROLE M. BUTTERWORTH and HUSBAND, ROBERT E. BUTTERWORTH, have hereunto set his, her or their signature(s) and seal(s), this the 6th day of June, 2000.

Carole M. Butterworth
 CAROLE M. BUTTERWORTH

Robt E. Butterworth
 ROBERT E. BUTTERWORTH

STATE OF ALABAMA)
 COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CAROLE M. BUTTERWORTH and HUSBAND, ROBERT E. BUTTERWORTH, 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 6th day of June, 2000.

JMV

 Notary Public

My commission expires: _____

9-29-00

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