

5213

(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:

MICHAEL E. GEDGOUDAS
1217 LAKE POINT VISTA
BIRMINGHAM, AL 35244

Inst # 2000-22799

07/10/2000-22799
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 45.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED FIVE THOUSAND and 00/100 (\$305,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SUSAN J. MCKERN, AN UNMARRIED PERSON and MARY RODGERS, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL E. GEDGOUDAS and KIMBERLY GEDGOUDAS, HUSBAND AND WIFE, (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 2047, ACCORDING TO THE SURVEY OF LAKE POINT ESTATES, 1ST ADDITION, AS RECORDED IN MAP BOOK 17 PAGE 14 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LINE BUT ARE NOT YET DUE AND PAYABLE. UNTIL OCTOBER 1, 2000.
2. BUILDING SETBACK LINE OF 25 FEET RESERVED FROM LAKE POINT VISTA AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING AN IRREGULAR EASEMENT ON THE NORTHEASTERLY SIDE OF LOT.
4. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) RECORDED IN MISC. BOOK 14 BEGINNING AT PAGE 536, AS AMENDED IN MISC. BOOK 17, BEGINNING AT PAGE 550, INST. #1993-24588, AMENDED IN INST. #1993-9093 AND AS SHOWN BY MAP BOOK 11 PAGE 57 AND NOTICE OF COMPLIANCE CERTIFICATE, RECORDED IN MISC. BOOK 34 PAGE 549 IN PROBATE OFFICE.
5. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN REAL 153 PAGE 593 AND REAL 133 PAGE 616 AND COVENANTS PERTAINING THERETO RECORDED IN REAL 153 PAGE 598 IN PROBATE OFFICE.

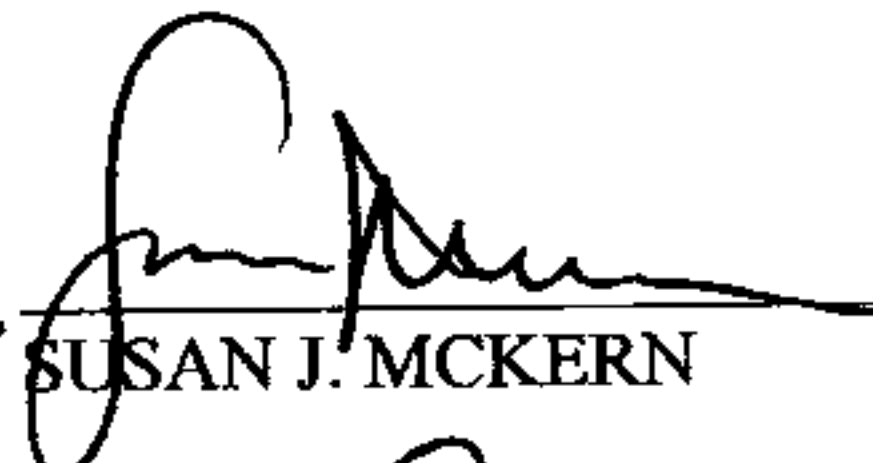
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 127 PAGE 140 IN PROBATE OFFICE.
7. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1993-9093 IN PROBATE OFFICE.

\$271,450.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

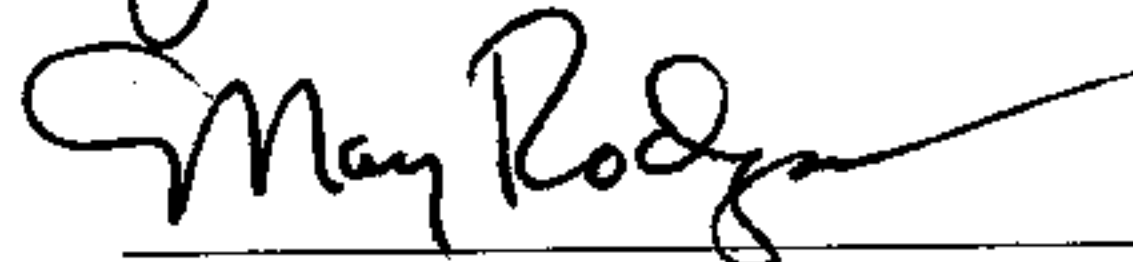
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, SUSAN J. MCKERN, AN UNMARRIED PERSON and MARY RODGERS, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 6th day of June, 2000.



 SUSAN J. MCKERN



 MARY RODGERS

STATE OF ALABAMA)
 COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SUSAN J. MCKERN, AN UNMARRIED PERSON and MARY RODGERS, AN UNMARRIED PERSON, 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.



 Notary Public

My commission expires: 9.29.00

07/10/2000-22799
 08:54 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 CJ1 45.00