

(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:

JAMES WILLIAM LITTLE, JR.
291 SOUTHERN HILLS DRIVE
CALERA, AL 35040

Inst • 2000-22856

07/10/2000-22856
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 13.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY EIGHT THOUSAND and 00/100 (\$88,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DANIEL KIS, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES WILLIAM LITTLE, JR. and LAUREN H. LITTLE, 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 16, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, AS RECORDED IN MAP BOOK 7, PAGE 72, 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. 35-FOOT BUILDING SET BACK LINE FROM SOUTHERN HILLS DRIVE AS SHOWN BY RECORDED MAP OF SUBDIVISION.
3. 7.5 FOOT UTILITY EASEMENT ACROSS THE NORTH SIDE OF LOT AND 15-FOOT UTILITY EASEMENT ACROSS THE EAST SIDE OF SAID LOT AS SHOWN ON RECORDED MAP OF SUBDIVISION.
4. ALL MINERALS, MINING AND RELATED RIGHTS PREVIOUSLY RESERVED IN DEED BOOK 114, PAGE 432 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 103, PAGE 171; DEED BOOK 220, PAGE 46 AND DEED BOOK 220, PAGE 40 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN MISC. BOOK 25, PAGE 684 IN PROBATE OFFICE.

7. PERMIT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL, AS RECORDED IN DEED 315, PAGE 215 IN SAID PROBATE OFFICE.

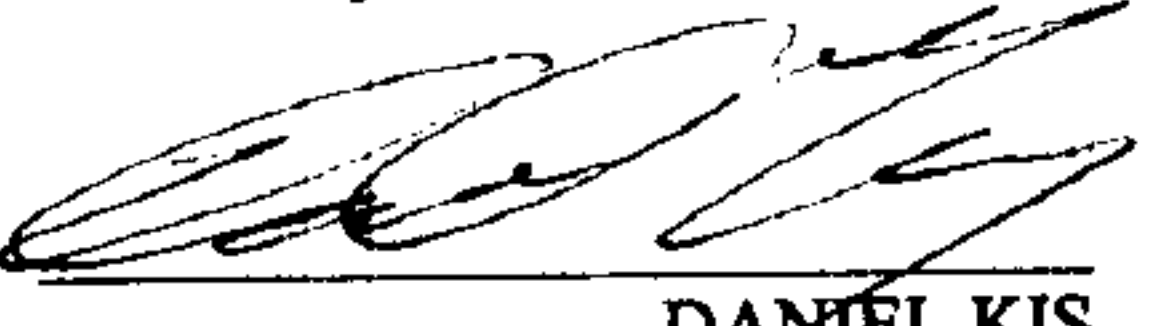
SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

\$86,352.61 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, DANIEL KIS, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of June, 2000.


DANIEL KIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DANIEL KIS, A MARRIED 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 29th day of June, 2000.


Notary Public

My commission expires: 7/11/02

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