

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MAHAILEANNE D. EDDINGS  
1645 CARIBBEAN CIRCLE  
ALABASTER, AL 35007

Inst # 2000-25258

STATE OF ALABAMA)

COUNTY OF SHELBY)

07/28/2000-25258  
08:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 37.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED and 00/100 (\$128,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, TED J. VODDE and NAN VODDE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MAHAILEANNE D. EDDINGS and KEN J. EDDINGS, (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 8, IN BLOCK 8, ACCORDING TO THE SURVEY OF SOUTHWIND, THIRD SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 25, 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 SETBACK LINE FROM CARIBBEAN CIRCLE ON LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. 5-FOOT EASEMENTS ON EAST AND SOUTHEAST PROPERTY LINES OF LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
4. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 309, PAGE 375.
5. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN MISC. BOOK 23, PAGE 535.
6. EASEMENTS AS TO UNDERGROUND CABLES AS RECORDED IN MISC. BOOK 24, PAGE 434.
7. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 24, PAGE 439.

\$102,800.00 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, TED J. VODDE and NAN VODDE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of July, 2000.

  
TED J. VODDE

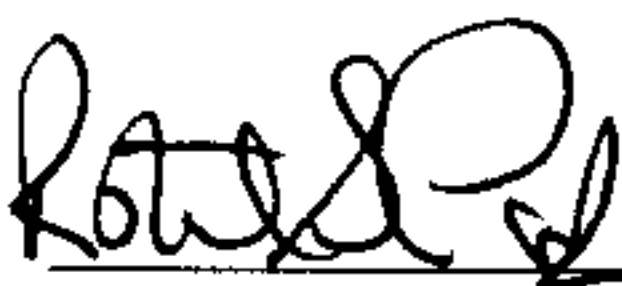
  
NAN VODDE

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TED J. VODDE and NAN VODDE, HUSBAND AND WIFE, 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 24th day of July, 2000.

  
Notary Public

My commission expires: 7/11/02

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