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This Instrument was prepared by:

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PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, AL 35244

Send Tax Notice to:

KEITH BROWDER
109 MALLARD POINTE DRIVE
PELHAM, AL 35124

STATE OF ALABAMA)

SHELBY COUNTY)

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That, Whereas, JULIUS D. WYATT, departed this life intestate on or about December 27, 1999; and

Whereas, CHRISTINA WYATT MISKELLY was granted Letters of Administration of the Estate of JULIUS D. WYATT, by the Judge of Probate of SHELBY County, Alabama, as shown by the records in Probate Case No. 39-176, and

Whereas, the Probate Court of Shelby County, Alabama has approved this sale by Order of even date, and

Now, Therefore, in consideration of the sum of ONE HUNDRED FORTY-FOUR THOUSAND AND NO/100 (\$144,000.00) DOLLARS, cash in hand paid to the undersigned, namely: CHRISTINA WYATT MISKELLY as Administrator of the Estate of JULIUS D. WYATT, deceased, the receipt of which is hereby acknowledged, the undersigned, in her capacity as Administrator of the Estate of JULIUS D. WYATT, does by these presents, grant, bargain, sell and convey unto KEITH BROWDER and HOLLY M. BROWDER, HUSBAND AND WIFE (GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF MALLARD POINTE, AS RECORDED IN MAP BOOK 10 PAGE 70 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. BUILDING SETBACK LINE(S) AND EASEMENT(S) AS SHOWN ON RECORDED PLAT OF SUBDIVISION.
3. RESTRICTIVE COVENANTS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.
4. RESTRICTIVE COVENANTS CONTAINED IN INSTRUMENT RECORDED IN REAL 109, PAGE 39 AND IN REAL 171, PAGE 962.
5. RIGHT OF WAY GRANTED ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 114, PAGE 290 AND IN REAL 116, PAGE 277.
6. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN REAL 117, PAGE 590 AND IN REAL 117, PAGE 593 AND IN REAL 126, PAGE 136 AND IN REAL 126, PAGE 133.

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09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 18.50

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7. RIGHT OF WAY AND EASEMENT TO LEVEL 3, A DELAWARE LLC
CORPORATION RECORDED IN INSTRUMENT #1999/38939.

TO HAVE AND TO HOLD unto KEITH BROWDER and HOLLY M. BROWDER, HUSBAND AND WIFE, 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

It is understood and agreed that wherever in this instrument the singular number is used, it applies to the plural if and when necessary and that when the plural is used, the plural likewise applies to the singular if and when necessary.

In Witness Whereof, the undersigned, CHRISTINA WYATT MISKELLY, in her capacity as Administrator of the Estate of JULIUS D. WYATT, deceased, has hereunto subscribed her name and seal, on this the 1ST day of September, 2000.

*Christina Wyatt Miskelly as Administrator of the
Estate of Julius D. Wyatt, deceased*

CHRISTINA WYATT MISKELLY as Administrator of the
Estate of JULIUS D. WYATT, deceased

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that CHRISTINA WYATT MISKELLY, whose name as Administrator of the Estate of JULIUS D. WYATT, Deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she, in her capacity as such Administrator executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of September, 2000.

[Signature]
Notary Public

My commission expires: 9.29.02

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