

(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:

BRYAN L. REED  
2146 BANEBERRY DRIVE  
BIRMINGHAM, AL 35244

Inst. # 2000-38147

11/03/2000-38147  
09:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
72.00  
002 C01

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 EIGHTY NINE THOUSAND NINE HUNDRED and 00/100 (\$289,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM M. COCHRANE and SHERRELL F. COCHRANE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRYAN L. REED and ELIZABETH S. REED, 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 2721, ACCORDING TO THE MAP AND SURVEY OF RIVERCHASE COUNTRY CLUB, 27<sup>TH</sup> ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 56 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000, WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN BOOK 153, PAGE 594.
3. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 14, PAGE 536; MISC. BOOK 17, PAGE 550; MISC. BOOK 34, PAGE 549 AND BOOK 158, PAGE 667.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 127, PAGE 40.
5. 35 FOOT BUILDING LINE FROM BANEBERRY DRIVE; AND A 7.5 FOOT UTILITY EASEMENT ALONG REAR LOT LINE, AS SHOWN ON RECORDED PLAT.
6. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN BOOK 158, PAGE 667.

\$231,900.00 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, WILLIAM M. COCHRANE and SHERRELL F. COCHRANE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of October, 2000.

  
WILLIAM M. COCHRANE


  
SHERRELL F. COCHRANE

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM M. COCHRANE and SHERRELL F. COCHRANE, 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 31st day of October, 2000.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9 29 00

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