

(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:

LLOYD S. HUTCHESON
1000 10TH PLACE SW
ALABASTER, AL 35007

Inst # 2000-38158

11/03/2000-38158
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
22.00
002 CJ1

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND and 00/100 (\$154,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RODNEY DEFALCO and TIFONI P. DEFALCO, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LLOYD S. HUTCHESON and CASSANDRA K. HUTCHESON, 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 3, ACCORDING TO THE SURVEY OF THOMPSON PLANTATION, RECORDED IN MAP BOOK 11, PAGE 53, 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. RESTRICTIONS AS RECORDED IN BOOK 159, PAGE 770, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 183, PAGE 217, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. 35 FOOT BUILDING LINE AS SHOWN BY MAP RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. OIL, GAS, MINING AND MINERAL RIGHTS AND ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY ON, UNDER, OVER OR ACROSS SAID PROPERTY HEREIN ABOVE DESCRIBED.

\$146,300.00 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, RODNEY DEFALCO and TIFONI P. DEFALCO, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of October, 2000.


RODNEY DEFALCO


TIFONI P. DEFALCO

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RODNEY DEFALCO and TIFONI P. DEFALCO, 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 27th day of October, 2000.


Notary Public

My commission expires: 7/11/02

Inst # 2000-38158

11/03/2000-38158
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 001 22.00