

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Kenneth Walton
Kim E. Walton
805 Mayapple Court
Hoover, Alabama 35244

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Two Hundred Fifty-Two Thousand and 00/100 Dollars (\$252,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Stephen A. Mann and wife, Tammie B. Mann (herein referred to as (grantors) do grant, bargain, sell and convey unto Kenneth Walton and Kim E. Walton herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3307, according to the Survey of Riverchase Country Club, 33rd Addition, as recorded in Map Book 16, page 112, in the Probate Office of ~~Jefferson~~ Shelby County, Alabama.

Subject to:

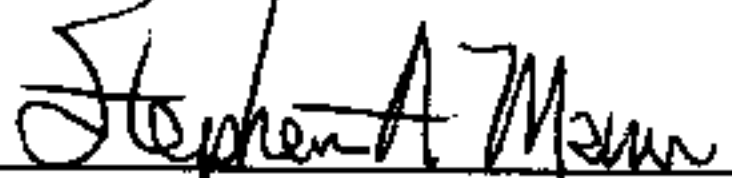
1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Restrictions appearing of record in Misc. Book 14, page 536; amended by Misc. Book 17, page 550; Book 246, page 889; and Instrument #1993-27924.
3. Certificate of Compliance as recorded in Misc. Book 34, page 549.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as as result of the exercise of such rights as recorded in Deed Book 127, page 140.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument #1993-14124.
6. Release of damages as recorded in Instrument #1993-27924.
7. Easements and building line as shown on recorded Map.


\$ 239,400⁰⁰ of the purchase price recited above was paid from the proceeds of a mortgage loan 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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd of January, 2001.

 (Seal)
Stephen A. Mann

 (Seal)
Tammie B. Mann

01/04/2001-00871
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 27.00

Inst # 2001-00371

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen A. Mann, husband of Tammie B. Mann whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 2001.

Carlo G. Ellis
Notary Public 6/22/2003
Affix Seal

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammie B. Mann, wife of Stephen A. Mann, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 2001.

[Signature]
Notary Public
Affix Seal

Commission Expires
5/15/2001

Inst # 2001-00371

01/04/2001-00371
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 27.00