

(RECORDING INFORMATION ONLY ABOVE THIS LINE)
This Instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SONYA BROWNING
16 HIGH MESA CIRCLE
CHELSEA, AL 35043

Inst # 2001-00914
01/10/2001-00914
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
38.50
002 C31

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FORTY FIVE THOUSAND and 00/100 (\$245,000.00) DOLLARS to the undersigned grantor, SOUTHTRUST BANK in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto SONYA BROWNING and HUSBAND, PAUL R. BROWNING, (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 22, ACCORDING TO THE SURVEY OF HIGH CHAPARRAL, FIRST SECTOR, AS RECORDED IN MAP BOOK 12 PAGE 57 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. 100 FOOT BUILDING LINE ON SOUTHWEST AND 50 FOOT BUILDING LINE ON SOUTHEAST, AS SHOWN BY RECORDED MAP.
3. 35 FOOT EASEMENT ON SOUTHWEST AND 15 FOOT EASEMENT ON NORTH AND NORTHWEST, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. RESTRICTIONS OR COVENANTS RECORDED IN REAL 196, PAGE 237 AND REAL 197, PAGE 249 AND AMENDED BY REAL 273, PAGE 75 AND BY INSTRUMENT #1996-9688, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 160, PAGE 469, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 131, PAGE 227 AND REAL 220, PAGE 471, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RESTRICTIONS APPEARING OF RECORD IN REAL 226, PAGE 555 AND REAL 237, PAGE 729, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

9. RESTRICTIONS AND EASEMENTS, RECORDED IN INSTRUMENT #1992-25020, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. AGREEMENT AND RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1996-9689 AND INSTRUMENT #1997-19771, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. ALL RIGHTS OF REDEMPTION ARISING FROM THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT #2000-13088. SAID RIGHTS TO EXPIRE ONE (1) YEAR FROM DATE OF FORECLOSURE, I.E. 4-20-01.

\$220,500.00 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.

IN WITNESS WHEREOF, the said GRANTOR, SOUTHTRUST BANK, by Andy Raine its Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of December, 2000.

SOUTHTRUST BANK

By: Andy Raine

Its: Vice President

STATE OF ALABAMA)

COUNTY OF Shelby)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Andy Raine, whose name as Vice President of SOUTHTRUST BANK, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said banking institute.

Given under my hand this the 29th day of December, 2000.

M M Vo

Notary Public

My commission expires: 9.29.02

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