

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: DONALD C. FLETCHER
name
6141 VALLEY STATION DRIVE
address
HOOVER, ALABAMA 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 2001-03802

STATE OF ALABAMA
Jefferson COUNTY }

02/02/2001-03802
KNOW ALL MEN BY THESE PRESENTS: **12:26 AM CERTIFIED**
SHELBY COUNTY JUDGE OF PROBATE

That in consideration of ONE HUNDRED NINETY FIVE THOUSAND AND NO/100 001 CJI 12.00

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
NANCY H. FREEMAN AND HUSBAND, ROBERT D. FREEMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto DONALD C. FLETCHER AND TERRI L. FLETCHER

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

LOT 50, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 3, AS RECORDED IN MAP BOOK 7, PAGE 159, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2001 AND THEREAFTER.

BUILDING SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN BY RECORDED MAP.

RESTRICTIVE COVENANTS AS RECORDED IN MISC. BOOK 31, PAGE 968; AMENDED IN MISC. BOOK 49, PAGE 32.

EASEMENTS REGARDING UNDERGROUND CABLES AS RECORDED IN MISC. BOOK 32, PAGE 220. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 32, PAGE 2145.

EASEMENT GRANTED ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 319, PAGE 54.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO

CONTAINED IN INSTRUMENT RECORDED IN DEED BOOK 295, PAGE 300.

RIGHT OF WAY TO SOUTH CENTRAL BELL BY INSTRUMENT RECORDED IN DEED BOOK 320, PAGE 681.

\$195,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 24th day of January, 2001.

(Seal)

Donald Fletcher
NANCY H. FREEMAN
(Seal)

(Seal)

Robert D. Freeman
ROBERT D. FREEMAN
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that NANCY H. FREEMAN AND HUSBAND, ROBERT D. FREEMAN, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, A.D. 2001

Gene W. Gray, Jr.

Notary Public