

Send tax notice to:  
Oliver L. Quinn and  
Susan B. Quinn

192 Cove Landing  
Calera, AL 35040

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Parkway  
Suite 350  
Birmingham, AL 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

Inst # 2001-04547

02/08/2001-04547  
11:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MVB 21.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Six Thousand Nine Hundred and no/100 Dollars (\$86,900.00), in hand paid to the undersigned, Wayne Dutton Construction, Inc., an Alabama Corporation, (hereinafter referred to as the "Grantor") by Oliver L. Quinn and wife, Susan B. Quinn, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 23 and 24, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2001.
2. Building setback lines 20 foot from Cove Landing as shown on recorded plat.
3. 5 foot easement on roadside, variable easement on rear and part of 15 foot easement on rear lot line as shown on recorded plat.

4. Covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1993-3993 in the Probate Office of Shelby County, Alabama.
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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 a result of the exercise of such rights.
6. Easement to Alabama Power Company as recorded in Real 94, page 77; Deed Book 129, page 359; Deed Book 129, page 44 and Deed Book 130, page 79.
7. Right of way to South Central Bell as recorded in Real 52, page 996 and Real 42, page 971.

(\$82,500.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

