

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Jerry P. Goodwin
100 County Highway 414
Wilsonville, AL 35186

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **ESTATE OF FANNIE M. CARDEN, DECEASED, PROBATE CASE# 39-181** (herein referred to as Grantor) does grant, bargain, sell and convey unto **JERRY P. GOODWIN AND JUDY A. GOODWIN** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 26, according to Walter's Cove First Sector, as shown by subdivision map recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

ALSO:

Begin at the Northwest corner of Lot 26 of Walters Cove, First Sector, as recorded in Map Book 5, Page 22, in the Office of the Probate Judge, Columbiana, Alabama; thence Southwesterly along the South right of way line of Ray Drive, a distance of 300.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed a distance of 190.00 feet to a point on the north edge of a constructed channel; thence turn an angle of 90 degrees 00 minutes to the left and proceed along the said north edge of the channel a distance of 200.00 feet to a point; thence turn an angle of 17 degrees 26 minutes to the left and continue along the said edge of the channel, a distance of 74.90 feet to a point (being the southwest corner of the said Lot 26 of Walters Cove, First Sector); thence turn an angle of 62 degrees 50 minutes to the left and run along the West boundary of the said Lot 26, a distance of 170.00 feet to the point of beginning. According to the survey of Olden G. Webb, III dated January 31, 2001.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

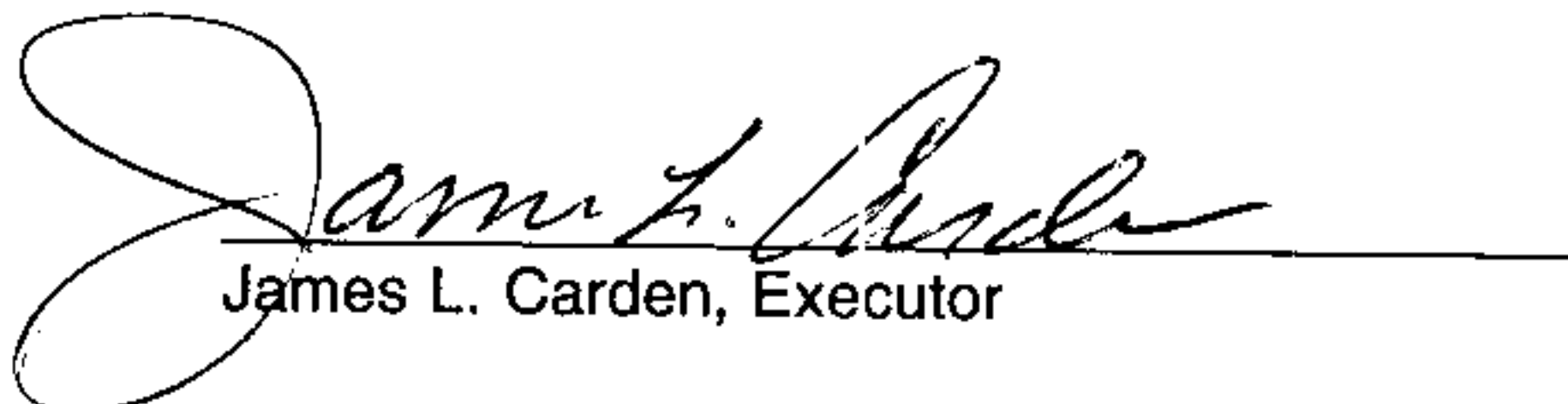
\$205,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of February, 2001.

ESTATE OF FANNIE M. CARDEN, DECEASED,
PROBATE CASE# 39-181


James L. Carden, Executor

02/14/2001-05253
01:40 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 NMB 244.00

Inst # 2001-05253

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JAMES L. CARDEN, as Executor of the Estate of Fannie M. Carden, deceased Probate Case # 39-181**, 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, in his capacity as Executor of the Estate of Fannie M. Carden, Probate Case #39-181, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of February, 2001.



Notary Public

My Commission Expires: 11/20/2004

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SHELBY COUNTY JUDGE OF PROBATE
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