

5712

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

DAVID N. STIDHAM
3000 PIPER WAY
BIRMINGHAM, AL 35244

Inst # 2001-09503
03/16/2001-09503
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
68.00
002 MEL

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SIXTY NINE THOUSAND FIVE HUNDRED and 00/100 (\$269,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT G. JOHNSON and MARY R. JOHNSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID N. STIDHAM and DEBORAH A. STIDHAM, HUSBAND AND WIFE, (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 56, ACCORDING TO THE AMENDED MAP OF THE HIGHLANDS, 1ST SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 132, 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. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1993-28823.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 228, PAGE 648; AND DEED BOOK 225, PAGE 385.
4. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
5. 35 FOOT BUILDING LINE FROM PIPER WAY; 10 FOOT UTILITY EASEMENT ALONG THE WESTERLY AND NORTHERLY LOT LINES; 7.5 FOOT UTILITY EASEMENT ALONG THE SOUTHERLY LOT LINE AND A 10 FOOT EASEMENT ALONG THE EASTERLY LOT LINE; ALL AS SHOWN ON RECORDED PLAT.

\$215,600.00 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBERT G. JOHNSON and MARY R. JOHNSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of February, 2001.


ROBERT G. JOHNSON



MARY R. JOHNSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT G. JOHNSON and MARY R. JOHNSON, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of February, 2001.


Notary Public

My commission expires: 7/11/02

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