

THIS INSTRUMENT PREPARED BY:
Paula C. Greenway, Esq.
P.O. Box 12891
Birmingham, AL 35202-2891

SEND TAX NOTICE TO:
Patricia Johnson & Theresa Pharo
133 Shiraz Street
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One-Hundred Ninety Three Thousand Five Hundred (\$193,500.00) DOLLARS and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, Patricia Johnson, a single woman (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Patricia Johnson, a single woman and Theresa Pharo, a single woman (herein referred to as "Grantees"), as joint tenants with rights of survivorship, the following described real estate, situated in ~~Jefferson~~ ^{Shelby} County, Alabama, to-wit:

Lot 69, according to the Survey of Wynlake Subdivision, Phase III, as recorded in Map Book 21, page 84, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Defects, Liens, encumbrances, adverse claim or other matters, if any, created, first appearing in the public record or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the title commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, and any matters which would be disclosed by an accurate and correct survey and physical inspection of the premises.
4. Covenants restrictions, easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All taxes for the year 2000, and subsequent years not yet due and payable.
8. 35 foot building setback line as shown by recorded map.
9. 10 foot utility easement along Northwest side of subject property as shown by recorded map.
10. Restrictions as recorded in Instrument No. 1996-26737 and Instrument No. 1997-22249.
11. Permits granted to Alabama Power Company as recorded in Deed Book 113, page 277; Deed Book 121, page 191; Deed Book 101, page 76 and Deed Book 138, page 317.
12. Easement granted to Alabama Power Company as recorded in Deed Book 101, page 76; Deed Book 121, page 191 and Deed Book 138, page 317.
13. Right of way granted to Alabama Power Company as recorded in Real Book 40, page 202.

03/22/2001-10495
01:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MEL 15:00

Inst # 2001-10495

14. Title to all minerals within and underlying the premises, together with all 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 as recorded in Real Book 15, page 375.

TO HOLD unto the 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 tenant in common.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 23rd day of February, 2001.

By: Patricia Johnson (Seal)
Patricia Johnson

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Patricia Johnson, 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, she, executed the same voluntarily and knowingly.

Given under my hand and official seal this 23rd day of February, 2001.

Paula Greenway
Notary Public
My Commission expires: 7-31-01

Inst # 2001-10495

03/22/2001-10495
01:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00