

\$83,500.00

Send tax notice to:
Lynda M. Juneau
3 The Oaks Circle
Birmingham, AL 35244

Inst # 2001-16294

04/26/2001-16294
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MB 97.50

This Instrument Prepared By:
Louis B. Feld
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Michael L. Juneau and Lynda M. Juneau, husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Lynda M. Juneau (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, together with an undivided interest 1/43 interest in Lot 44, (Common Area) according to the Map of The Oaks, as recorded in Map Book 10, page 89, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: Any portion of subject property lying within the Cahaba River.

SOURCE OF TITLE: Instrument # 1999-47165

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her heirs, successors and assigns forever.

The purpose of this conveyance is to convey Michael L. Juneau's undivided one-half (1/2) interest in the subject property to Lynda M. Juneau, the co-tenant.

One of the Grantors and the Grantee, Lynda M. Juneau, are one and the same person.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and

our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

20th IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this day of April, 2001.

Michael L. Juneau
Michael L. Juneau

Lynda M. Juneau
Lynda M. Juneau

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Michael L. Juneau and Lynda M. Juneau, husband and wife, whose names 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 this 20th day of April, 2001.

Michelle S. Herring
Notary Public

Michelle S. Herring
Printed Name

My Commission Expires: 4-7-04

(NOTARY SEAL)

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