

SEND TAX NOTICE TO: (Name) Michael A. Whitten and  
Monica F. Whitten  
(Address) 13540 Highway 73  
Montevello, AL 35115

THIS INSTRUMENT PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

06/01/2001-22217  
10:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 DLH 12.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE THOUSAND AND NO/100 (\$1,000.00)** dollars, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **W. L. Lawler, Jr., a married man, and Bessie Mae Lawler, a widow**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Michael A. Whitten and wife, Monica F. Whitten** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 10, 11, 12, and 13 in Block 8, according to the Map of Wilmont Gardens, as recorded in the Probate Office of Shelby County, Alabama.

SUBJECT TO the following protective covenants, which shall run with the land, as set forth in Deed Book 206, page 651, and on the Wilmont Gardens Subdivision Plat, as recorded in said Probate Office: All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$5500.00 containing at least 700 square feet in the body of the house. All lots have a 30-foot building line from the street and a 7-foot side line clearance. An easement of 3 feet on each side of all lots for public utilities shall be reserved and no buildings to be located thereon. No structures of a temporary nature such as trailers, tents, shacks, basements, garages, or other outbuildings shall be used as a residence, either temporarily or permanently.

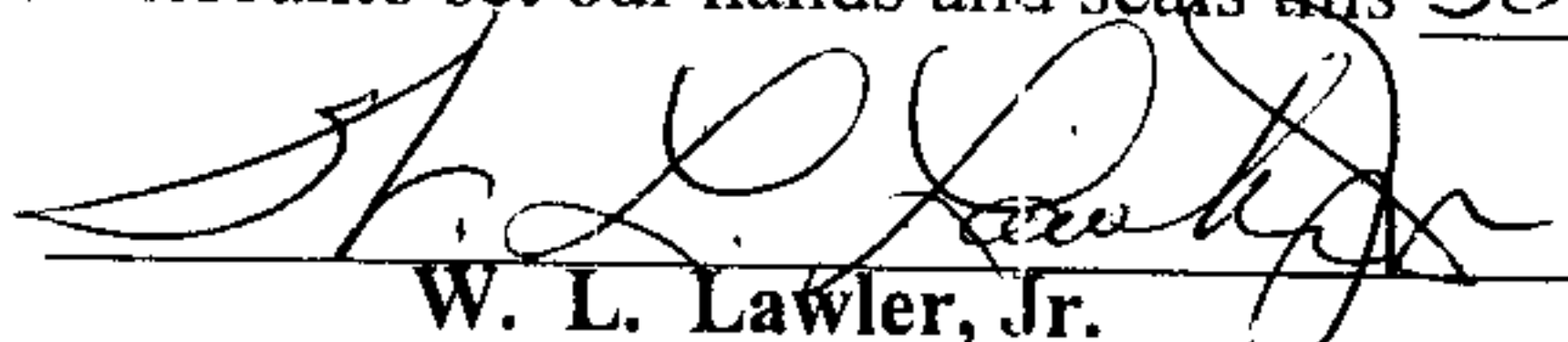
SUBJECT TO all other easements, rights of way, covenants, and restrictions of record.

The above described property constitutes no part of the homestead of grantor, W. L. Lawler, Jr., or his spouse. Bessie Mae Lawler is the widow of W. L. Lawler, Sr., who died on April 23, 1982, and whose Will was probated and recorded with the Shelby County Judge of Probate.

**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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30<sup>th</sup> day of May, 2001.

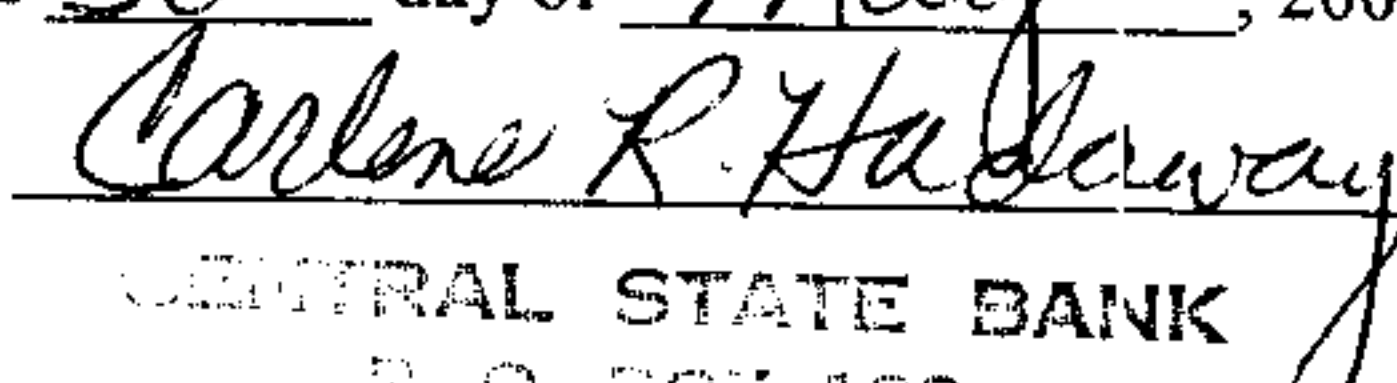
 (SEAL)  
W. L. Lawler, Jr.

 (SEAL)  
Bessie Mae Lawler

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **W. L. Lawler, Jr. and Bessie Mae Lawler**, 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 and official seal this 30<sup>th</sup> day of May, 2001.

 Notary Public  
CENTRAL STATE BANK  
P. O. BOX 100  
COLUMBIANA, ALABAMA 35040