

5962

(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:

TOM CLAUD
120 BRYNLEIGH DRIVE
CHELSEA, AL 35043

Inst # 2001-25526

06/21/2001-25526
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C01 22.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY SIX THOUSAND and 00/100 (\$156,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JENNIFER W. RICKS and R. SCOTT RICKS, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto THOMAS J. CLAUD, JR. and PATTI J. CLAUD, 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 6, ACCORDING TO THE SURVEY OF BRYNLEIGH ESTATES, AS RECORDED IN MAP BOOK 19, PAGE 139, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2001 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. 30 FOOT BUILDING SETBACK LINE FROM BRYNLEIGH DRIVE AS SHOWN ON SAID SUBDIVISION.
3. 55 FOOT BUILDING EASEMENT LINE FROM BRYNHURST DRIVE AS SHOWN ON SAID SUBDIVISION.
4. EASEMENT AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ON THE NORTHERLY SIDE OF LOT.
5. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 163, PAGE 447.
6. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN INSTRUMENT #1995-11215 AND INSTRUMENT #1994-32266, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.
7. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INSTRUMENT #1995-12051.
8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 19, PAGE 139.
9. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT RECORDED IN INSTRUMENT #1995-11251.
10. COVENANTS FOR STORM WATER RUNOFF AS SET OUT IN INSTRUMENT #1995-11215.

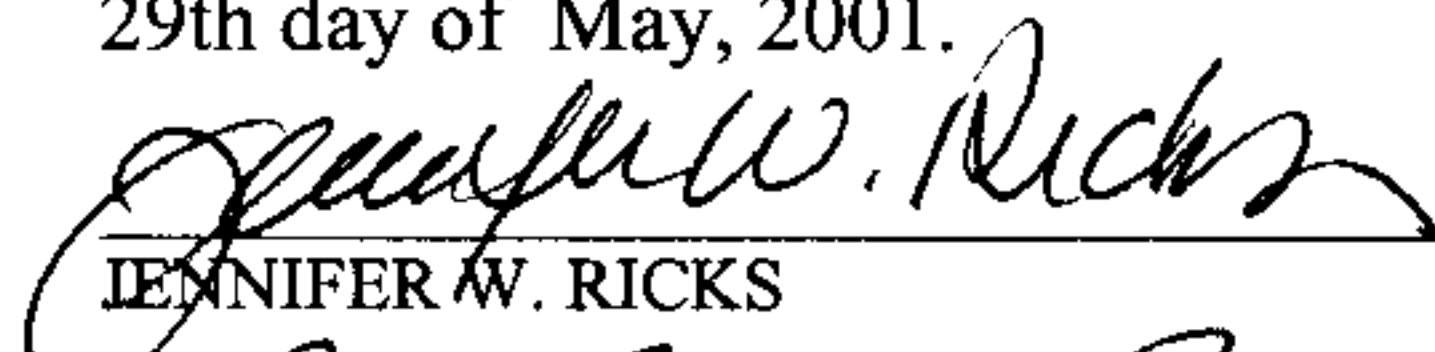
11. COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY AS SHOWN BY INSTRUMENT RECORDED IN INSTRUMENT #1995-11215.

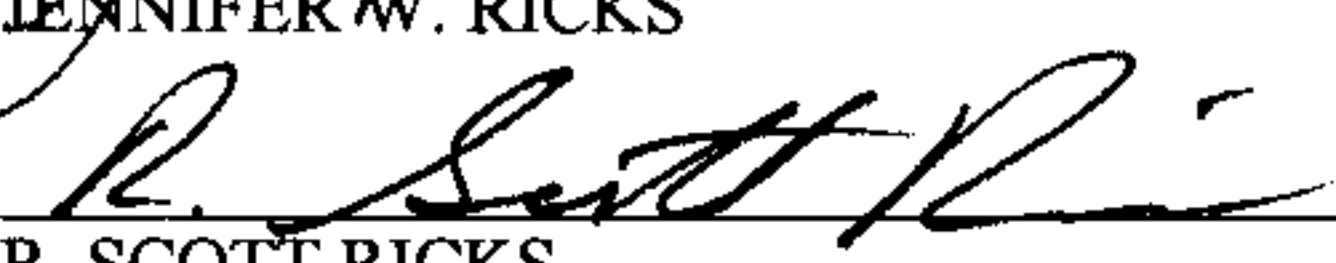
\$.148,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, JENNIFER W. RICKS and R. SCOTT RICKS, WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of May, 2001.


JENNIFER W. RICKS

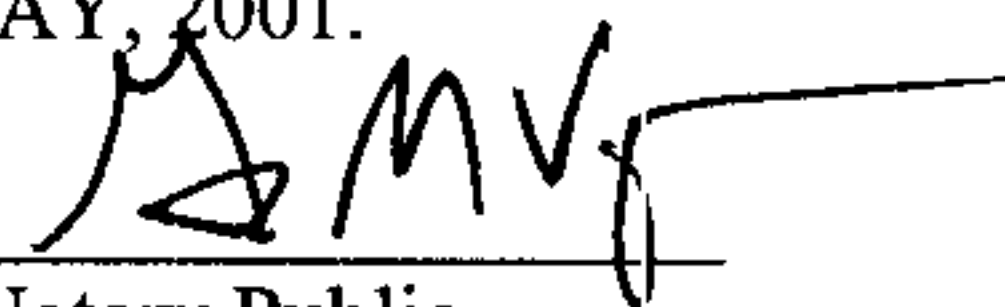

R. SCOTT RICKS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that JENNIFER W. RICKS AND R. SCOTT RICKS, 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 the 25TH day of MAY, 2001.


Notary Public

My commission expires: 9.29.02

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SHELBY COUNTY JUDGE OF PROBATE
002 031 22.30