

(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:

BROOK A. NELSON
2023 DIANE LANE
ALABASTER, AL 35007

Inst # 2001-25626

06/21/2001-25626
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 20.00

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 EIGHTEEN THOUSAND and 00/100 (\$118,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, FAITH C. LEWIS and HUSBAND, SCOTT JASON LEWIS and JACK L. LEWIS and SANDRA K. LEWIS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BROOK A. NELSON and ANJA NELSON, 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 20, ACCORDING TO THE SURVEY OF SCOTTSDALE, SECOND ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:



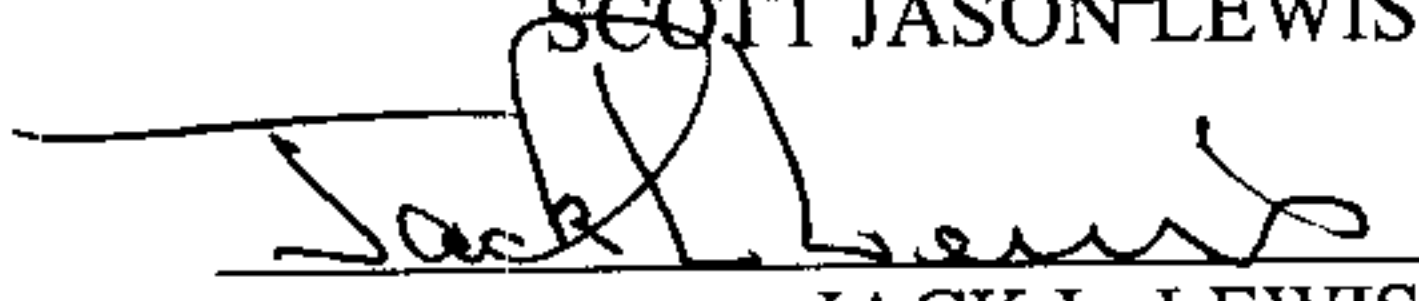

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. RIGHT OF WAY GRANTED TO SOUTHERN NATURAL GAS CORPORATION AS RECORDED IN DEED BOOK 90, PAGE 62.
3. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 318, PAGE 4.
4. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 29, PAGE 229.
5. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 320, PAGE 891.
6. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

\$114,450.00 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, FAITH C. LEWIS and HUSBAND, SCOTT JASON LEWIS and JACK L. LEWIS and SANDRA K. LEWIS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 13th day of June, 2001.

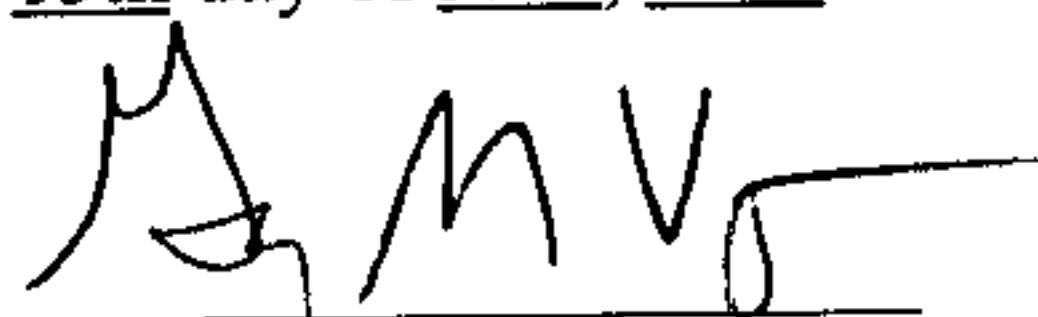

FAITH C. LEWIS

SCOTT JASON LEWIS

JACK L. LEWIS

SANDRA K. LEWIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that FAITH C. LEWIS and HUSBAND, SCOTT JASON LEWIS and JACK L. LEWIS and SANDRA K. LEWIS, 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 13th day of June, 2001.



Notary Public

My commission expires: 9-29-02

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