

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) David L. Edson

(Address) 111 Walter's Cove
Stecrett AL 35147

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - CERTIFIED

07/12/2001-28982

STEWART TITLE Insurance Corp. of Houston, TX
SHELBY COUNTY JUDGE OF PROBATE
001 CH 12.00

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Eight Thousand Thirty Seven and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Roland H. Henson, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

David L. Edson and Lisa Edson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 20, according to the Survey of Bear Creek Ridge, Sector II, as recorded in Map Book 25, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

\$150,150.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$28,150.00 of the above recited purchase price was paid from a 2nd mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

Inst # 2001-28982

07/12/2001-28982
11:49 AM CERTIFIED

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

IN WITNESS HEREOF, I have hereunto set my hand(s) and seal(s), this 10th day of July, 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

Roland H. Henson
Roland H. Henson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roland H. Henson

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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2001 A. D.

My Commission Expires: 10/16/04

Notary Public.