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This Instrument was prepared by:

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Send Tax Notice to:

Mary B. Allums  
4548 Lake Valley Drive  
Birmingham, AL 35244

Inst # 2001-31019

07/25/2001-31019  
02:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 CH 24.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

### JOINT TENANCY WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

**Know All Men by These Presents:** That, Whereas, VIRGINIA W. LESTER, departed this life testate; and

Whereas, the Last Will and Testament of VIRGINIA W. LESTER, named CHARLES STEPHEN LESTER the Personal Representative of the Estate; and

Whereas, CHARLES STEPHEN LESTER was granted Letters Testamentary as Personal Representative of the Estate of VIRGINIA W. LESTER, by the Judge of Probate of Shelby County, Alabama, as shown by the records in Probate Case No. 41-042, and

Whereas, CHARLES STEPHEN LESTER, a married person, SUSAN ROBBINS, a married person, and SARAH SPRADLING, a married persons, are the only heirs and devisees of VIRGINIA W. LESTER, deceased,

Now, Therefore, in consideration of the Premises, and the sum of ONE HUNDRED SEVENTY-NINE THOUSAND AND NO/100 (\$179,000.00) DOLLARS, cash in hand paid to the undersigned, namely: CHARLES STEPHEN LESTER individually and as Personal Representative of the Will and Estate of VIRGINIA W. LESTER, deceased, SUSAN ROBBINS, individually, and SARAH SPRADLING, individually, the receipt of which is hereby acknowledged, the undersigned, in their respective capacities, do by these presents, grant, bargain, sell and convey unto MARY B. ALLUMS and CAROLYN ROSS (GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 16, ACCORDING TO THE MAP OF SOUTHLAKE TOWNHOMES, AS RECORDED IN MAP BOOK 12, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 2000 which constitutes a lien but are not yet due and payable until October 1, 2001.
2. All assessments and taxes for year 2001 and all subsequent years.
3. Utility easement as shown on recorded map.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights privileges and immunities relating thereto as recorded in Deed Book 4, page 437; Deed Book 5, page 709; Deed Book 9, page 461; Deed Book 4, page 542; Deed Book 73, page 283 and Deed Book 34, page 124.
5. Right of Way to Shelby County, as recorded in Deed Book 177, page 38.
6. Easement to Northwest Shelby County Sewer Authority, as recorded in Deed Book 298, page 819.

7. Flood easement to the Five T's, Ins., as recorded in Deed Book 287, page 565.
8. Restrictive covenants, as recorded in Real Book 153, page 395; Real Book 199, page 367; Real Book 313, page 566 and Real Book 199, page 388.
9. Easements as to underground cables, as recorded in Real Book 182, page 1 and Real 204, page 656.
10. Agreement to Alabama Power Company, as to underground cables, as recorded in Real Book 204, page 656 and Real Book 204, page 664.
11. Declaration of Protective Covenants, as recorded in Book 160, page 495.
12. Permits as to Land Uses, as recorded in Book 160, page 492.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS NOR THAT OF THEIR RESPECTIVE SPOUSES.

Virginia W. Lester was the surviving spouse of JOSEPH O. LESTER, deceased, who departed this life on or about the 1<sup>st</sup> day of July, 1978.

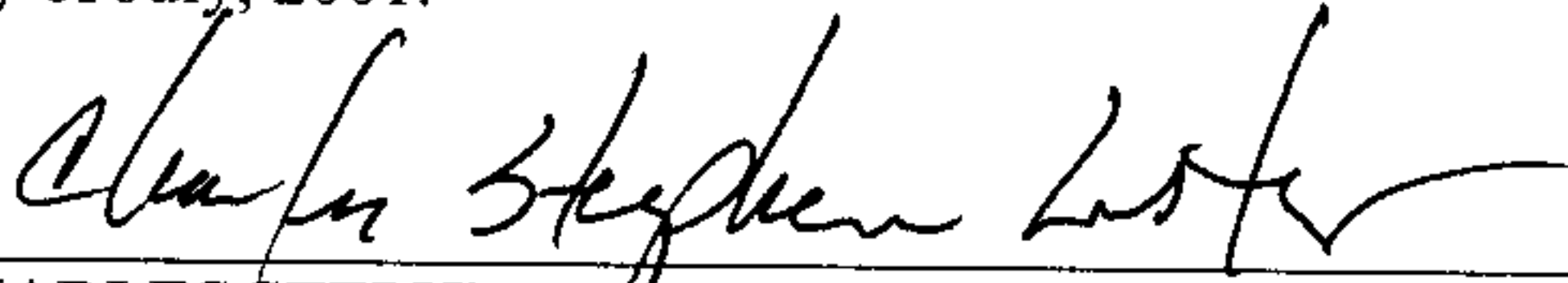
\$179,000.00 of the consideration paid herein was provided by a purchase money mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto MARY B. ALLUMS and CAROLYN ROSS, 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.

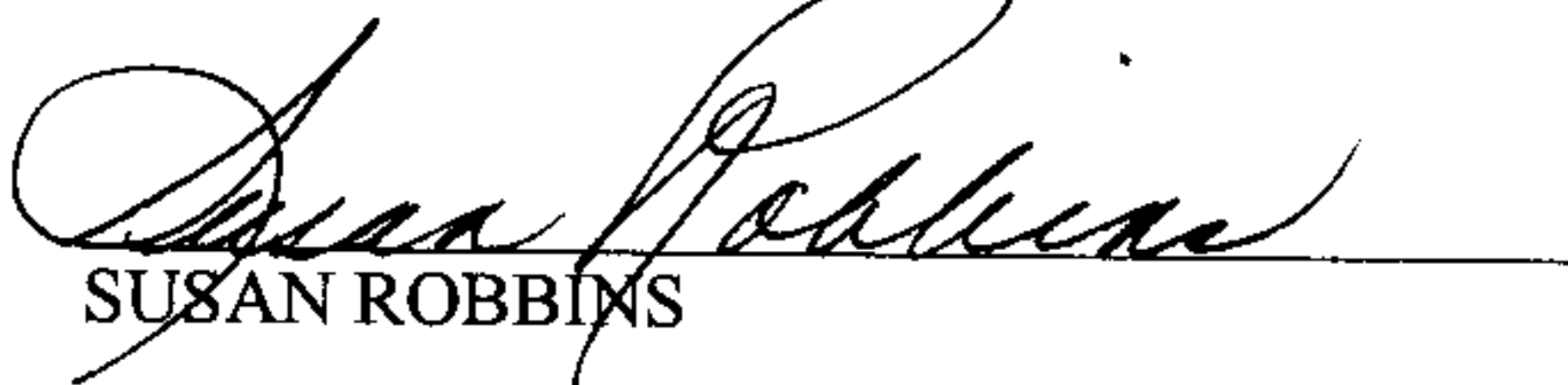
And we do for ourselves and for our heirs, Personal Representatives, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, Personal Representatives and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

It is understood and agreed that wherever in this instrument the singular number is used, it applies to the plural if and when necessary and that when the plural is used, the plural likewise applies to the singular if and when necessary.

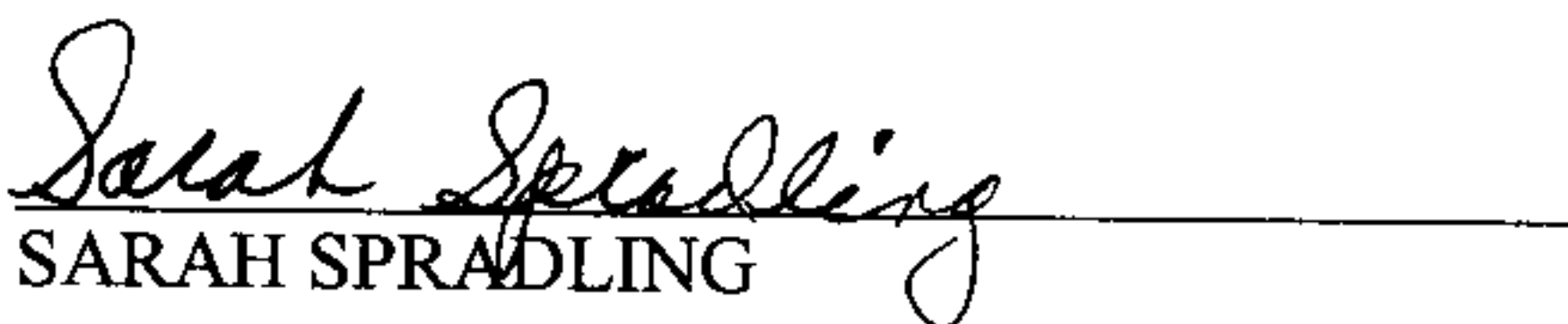
In Witness Whereof, the undersigned, CHARLES STEPHEN LESTER, individually and in his capacity as Personal Representative of the Estate of VIRGINIA W. LESTER, deceased, SUSAN ROBBINS, and SARAH SPRADLING have hereunto subscribed their names and seals, on this the 13<sup>th</sup> day of July, 2001.



CHARLES STEPHEN LESTER, individually and as Personal Representative of the Estate of VIRGINIA W. LESTER, deceased



SUSAN ROBBINS



SARAH SPRADLING

STATE OF Alabama,

COUNTY OF Shelby

#### ACKNOWLEDGMENT

I, The Undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES STEPHEN LESTER, whose name as Personal Representative of the Estate of VIRGINIA W. LESTER, Deceased, 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, in his capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand this the 13<sup>th</sup> day of July, 2001.

  
Notary Public

My commission expires: 01/16/04

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHARLES STEPHEN LESTER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the day same bears date.

Given under my hand and seal of office this 13<sup>th</sup> day of July, 2001.

Angela D. Phillips  
Notary Public

My commission expires: 01/16/04

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that SUSAN ROBBINS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the day same bears date.

Given under my hand and seal of office this 13<sup>th</sup> day of July, 2001.

Paul S. S. S.  
Notary Public

My commission expires: 7/11/02

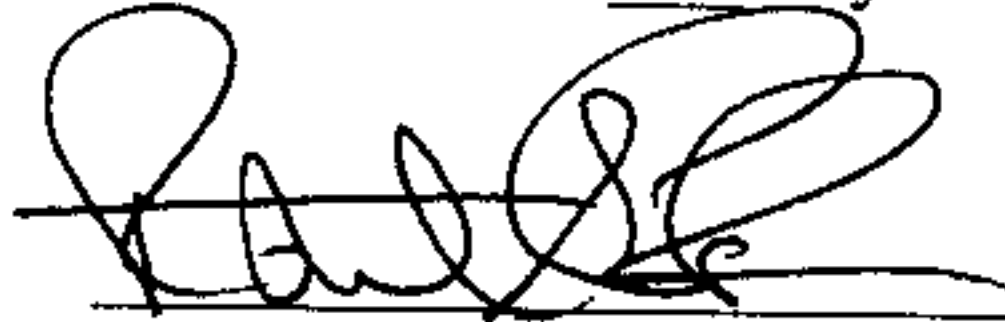
INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that SARAH SPRADLING, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the day same bears date.

Given under my hand and seal of office this 13<sup>th</sup> day of July, 2001.



Notary Public

My commission expires: 7/4/22

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