

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: DONALD A. BRYANT AND SHEILA S. BRYANT 529 LAUREL WOODS TRAIL, HELENA, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

08/10/2001-33883
02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 149.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 2001-33883

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND AND NO/100 DOLLARS (\$138,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), PAUL PEETS, JR., AN UNMARRIED MAN (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, DONALD A. BRYANT AND WIFE, SHEILA S. BRYANT (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 96, ACCORDING TO THE SURVEY OF LAUREL WOODS, PHASE IV, AS RECORDED IN MAP BOOK 18, PAGE 97 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Building setback line of 20 feet reserved from Laurel Woods Trail as shown by plat.
- (5) Subject to Easements as shown by recorded plat, including 20 feet on the rear of lot.
- (6) Subject to Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 18, Page 97 and as Inst. #1994-19790 in Probate Office.
- (7) Subject to Transmission Line Permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Deed Book 200 page 542 in Probate Office.
- (8) Subject to Easement(s) for sewer line as shown by instrument recorded in Inst. #1993-4193 in Probate Office.
- (9) Subject to Cathodic Protection Facility Easement as shown by instrument recorded in Deed Book 272, Page 672 in Probate Office.
- (10) Subject to rights of ingress and egress and recorded in Deed Book 274, Page 344, Deed Book 273, Page 824 and Real 95, Page 758 in Probate Office.
- (11) Subject to Easement to Colonial pipeline as shown by instrument recorded in Deed Book 272, Page 672 in Probate Office.

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 said GRANTEES, their heirs and assigns, that I(we) am(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 WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on JULY 27, 2001.

Paul Peets Jr
PAUL PEETS, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that PAUL PEETS, JR., AN UNMARRIED MAN, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JULY 27, 2001.

[Signature]
Notary Public

My commission expires: 12/30/03