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Inst # 2001-43240
10/05/2001-43240
08:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 22.50

(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:

HAROLD D. RHODES, SR.
2427 ROYAL LANE
PELHAM, AL. 35124

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 SIXTY THOUSAND EIGHT HUNDRED and 00/100 (\$160,800.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, MONTY E. BRYANT and BETTY CROSS BRYANT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HAROLD D. RHODES, SR. and DONNA K. RHODES, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 32, ACCORDING TO THE SURVEY OF ROYAL OAKS, 2ND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 77, 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. 30 FOOT BUILDING LINE ON SIDE OF LOT AS SHOWN ON RECORDED MAP.
3. 7.5 FOOT EASEMENT ON THE NORTH SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED VOLUME 313, PAGE 625.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN MISC. 24, PAGE 699, MISC. 44, PAGE 709 AND VOLUME 293, PAGE 701.
6. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN VOLUME 329, PAGE 432.

\$152,750.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

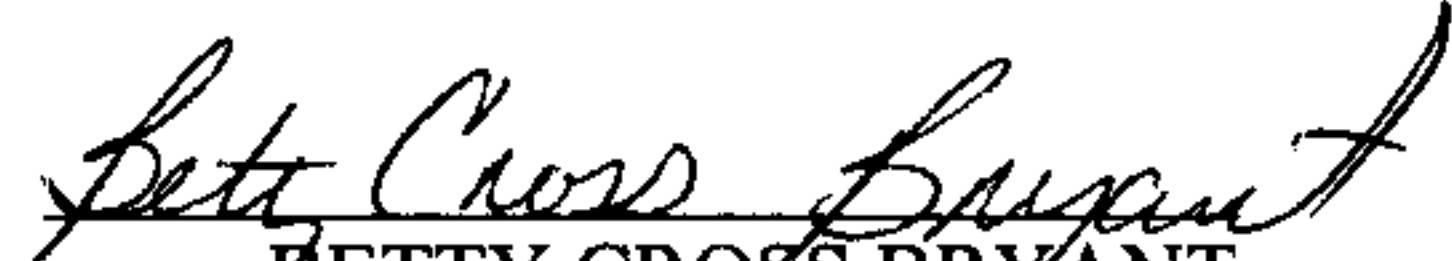
TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 GRANTEEES, 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MONTY E. BRYANT and BETTY CROSS BRYANT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of September, 2001.



MONTY E. BRYANT



BETTY CROSS BRYANT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MONTY E. BRYANT and BETTY CROSS BRYANT, 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 26th day of September, 2001.



Notary Public

My commission expires: 9-29-02

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