

6885

(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:

GEORGE SCOTT BERG
2743 WELLINGTON DRIVE
PELHAM, AL 35124

Inst # 2002-06312
02/06/2002-06312
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 50.00

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 SEVENTY NINE THOUSAND DOLLARS and 00/100 (\$179,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAVID H. JUHOLA and SAUNDRA F. JUHOLA, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GEORGE SCOTT BERG and DEBRA F. BERG, 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 11, ACCORDING TO THE SURVEY OF CHANDA TERRACE, 6TH SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

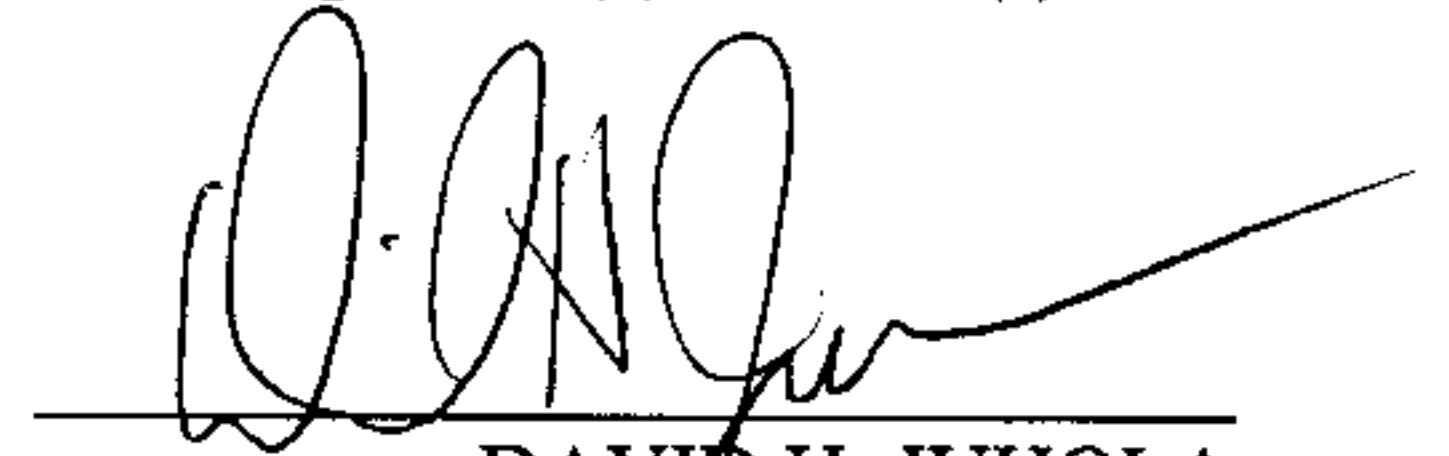
1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. RESTRICTIONS APPEARING OF RECORD IN BOOK 389, PAGE 850 AND AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 179, PAGE 375; DEED BOOK 264, PAGE 28; DEED BOOK 301, PAGE 390; DEED BOOK 315, PAGE 207; DEED BOOK 333, PAGE 706, AND INSTRUMENT #1992-26814.
4. A 15 FOOT BUILDING LINE FROM WELLINGTON DRIVE AND A 10 FOOT UTILITY EASEMENT ALONG REAR LOT LINE AS SHOWN ON RECORDED MAP.

\$143,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

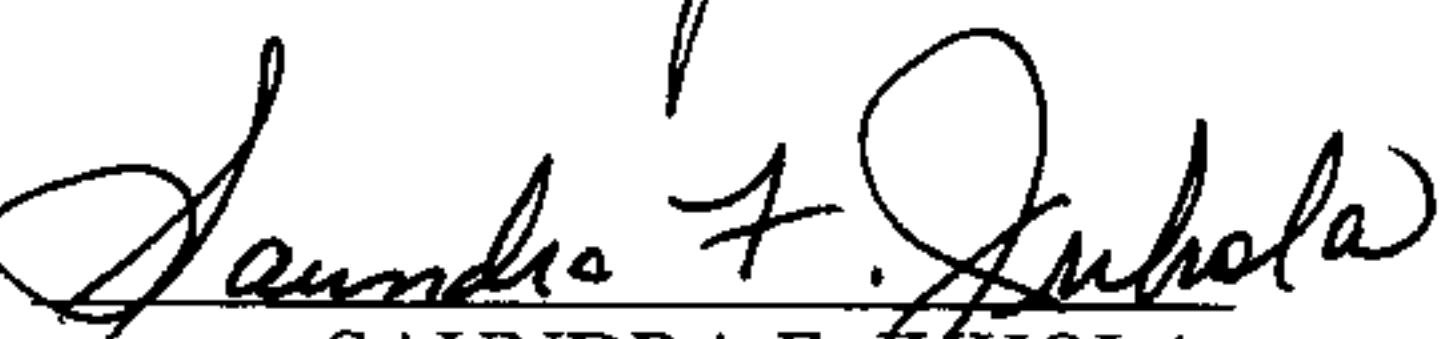
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, DAVID H. JUHOLA and SAUNDRA F. JUHOLA, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of January, 2002.



DAVID H. JUHOLA



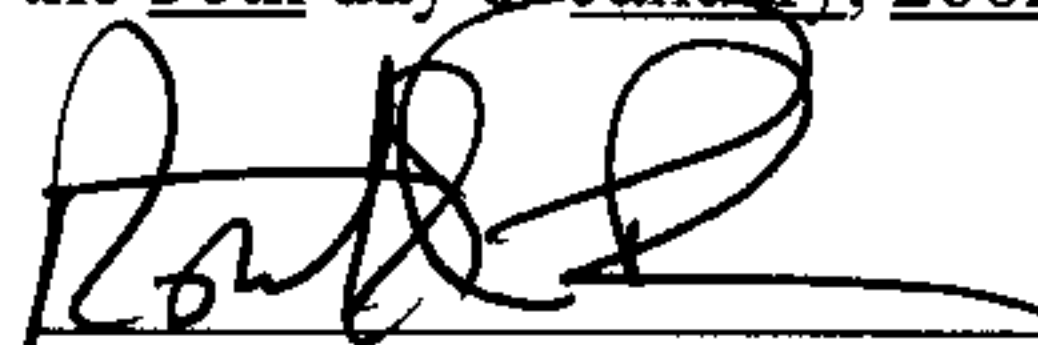
SAUNDRA F. JUHOLA

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID H. JUHOLA and SAUNDRA F. JUHOLA, 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 30th day of January, 2002.



Notary Public

My commission expires: 7/1/02

Inst # 2002-06312

02/06/2002-06312
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 50.00