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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law
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SEND TAX NOTICE TO:

MISTY LEE WILLIAMS
1001 MERIWEATHER CT
CALERA, AL 35040

Inst # 2002-06347

02/06/2002-06347
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 17.50

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 FOUR THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$104,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT TIDWELL and LORI C. TIDWELL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MISTY LEE WILLIAMS AND SCOTT DERAN WILLIAMS, WIFE AND HUSBAND, (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 33, ACCORDING TO THE SURVEY OF FINAL PLAT OF MERIWEATHER, SECTOR 3, AS RECORDED IN MAP BOOK 26, PAGE 103, 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. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY IN INSTRUMENT #2001-9965.
3. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
4. 20 FOOT BUILDING LINE FROM MERIWEATHER COURT AND FROM MERIWEATHER DRIVE, AS SHOWN ON RECORDED MAP.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN INSTRUMENT #2000-16364.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 111, PAGE 482; DEED BOOK 123, PAGE 50 AND DEED BOOK 148, PAGE 284.
7. EASEMENT TO CITY OF CALERA IN DEED BOOK 349, PAGE 429.
8. RIGHT OF WAY TO SHELBY COUNTY, IN DEED BOOK 132, PAGE 164.

\$101,365.00 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, ROBERT TIDWELL and LORI C. TIDWELL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of January, 2002.


ROBERT TIDWELL


LORI C. TIDWELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT TIDWELL and LORI C. TIDWELL, 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: 7/11/02

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