

This Instrument Prepared By:

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3825 Lorna Road, Suite 202
Hoover, Alabama 35244

Send Tax Notice To:

Janyese A. Joiner

1448 Secretariat Drive
Helena, AL 35080

Inst # 2002-08471

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fourteen Thousand and No/100 Dollars (\$114,000.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

COLONIAL BANK

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

JANYESE A. JOINER

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

LOT 95, ACCORDING TO THE SURVEY OF FINAL PLAT, DEARING DOWNS, 6TH ADD., PHASE II, AS RECORDED IN MAP BOOK 11 PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. All assessments and taxes for the year 2002 and all subsequent years, which are not yet due and payable.

\$102,600⁰⁰ of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, and his/her their heirs and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama(1975), and the amendments thereto.

02/20/2002-08471
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 25.50

