

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: ROBERT A. CATLIN

name

3161 WOODBRIDGE DRIVE
address

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst. # 2002-14034

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS

03/26/2002-14034

47 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

That in consideration of ONE HUNDRED NINETY ONE THOUSAND AND NO/100 ~~00~~-CH-~~42.00~~ DOLLARS (\$191,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, CHRISTOPHER E. NUNNELEY AND WIFE, AMY J. NUNNELEY

(herein referred to as grantors) do grant, bargain, sell and convey unto ROBERT A. CATLIN AND WIFE, DEBRA G. CATLIN AND DOUG GOOGINS

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 20 ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK 4TH SECTOR AS RECORDED IN MAP BOOK 7, PAGE 67 IN HT EPROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA. SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2002.

RESTRICTIONS AND BUILDING SET BACK LINE AS SHOWN ON RECORD MAP.

AGREEMENT WITH REGARD TO UNDERGROUND RESIDENTIAL UTILITY DISTRIBUTION WITH ALABAMA POWER COMPANY IN MISC. VOLUME 27, PAGE 891.

RESTRICTIONS IN FAVOR OF ALABAMA POWER COMPANY IN VOLUME 27, PAGE 980.

RIGHT OF WAY TO ALABAMA POWER COMPANY IN VOLUME 316, PAGE 369.

RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY IN VOLUME 316, PAGE 394.

RESTRICTIONS IN MISC. VOLUME 25, PAGE 299.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN VOLUME 275, PAGE 762.

\$190000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

AMY J. NUNNELEY EXECUTES THIS DEED TO COMPLY WITH SECTION 6-10-3 CODE OF ALABAMA 1975 AS AMENDED.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

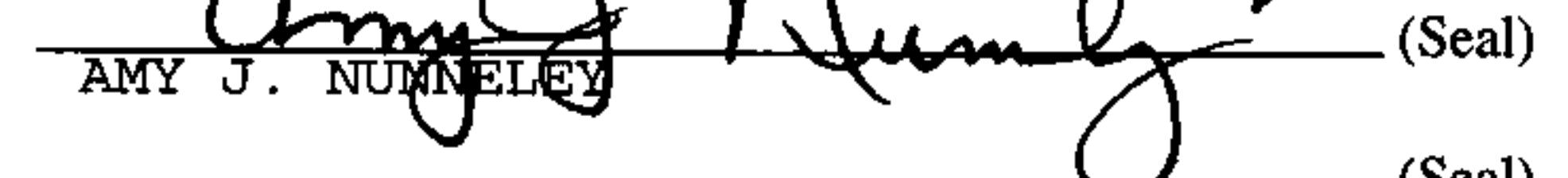
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 19th day of March, 2002.

(Seal)

(Seal)

(Seal)


CHRISTOPHER E. NUNNELEY
(Seal)


AMY J. NUNNELEY
(Seal)

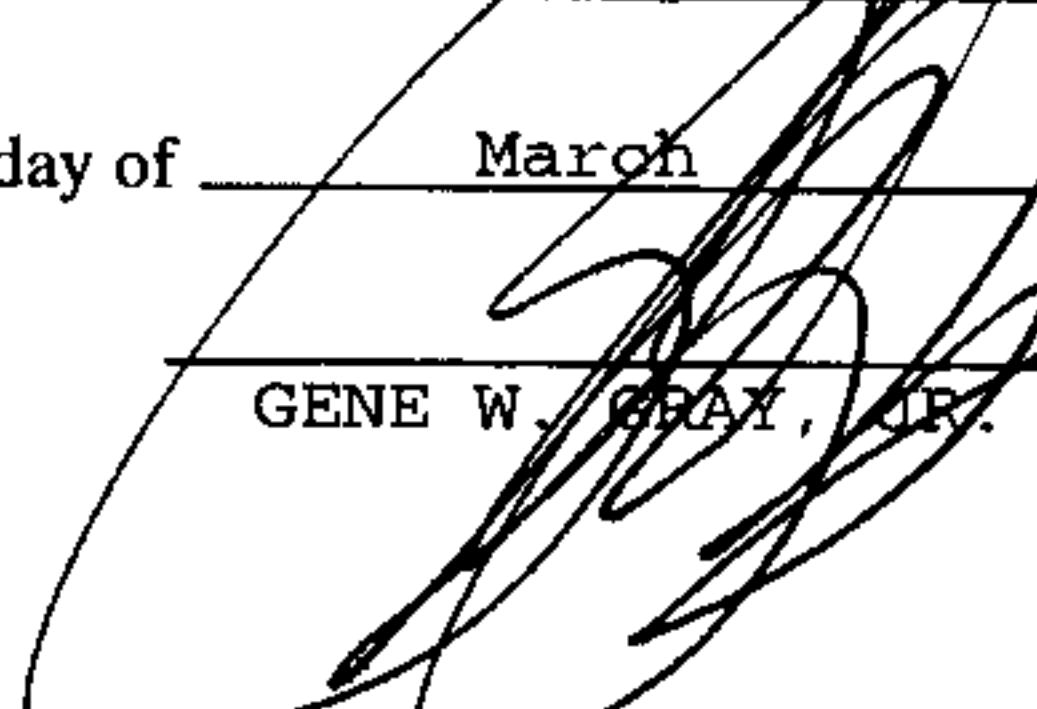
STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER E. NUNNELEY AND WIFE, AMY J. NUNNELEY whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March A.D., 2002


GENE W. GRAY, JR.

Notary Public