

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

That in consideration of \$105,000.00 to the undersigned Grantor(s), Michael T. Hutchins, Married but not joined by spouse in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Daniel Nau and Jacquelyn Nau, Husband and Wife (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Revised Meadows, Plat 2, as recorded in Map Book 20, Page 26, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Address of Property: 188 Jasmine Drive, Alabaster, AL 35007

Described property to become the homestead of Grantees. This property was the homestead of Grantor, but his spouse has relinquished her rights to the property by virtue of a Quit Claim Deed recorded immediately preceeding this Warranty Deed.

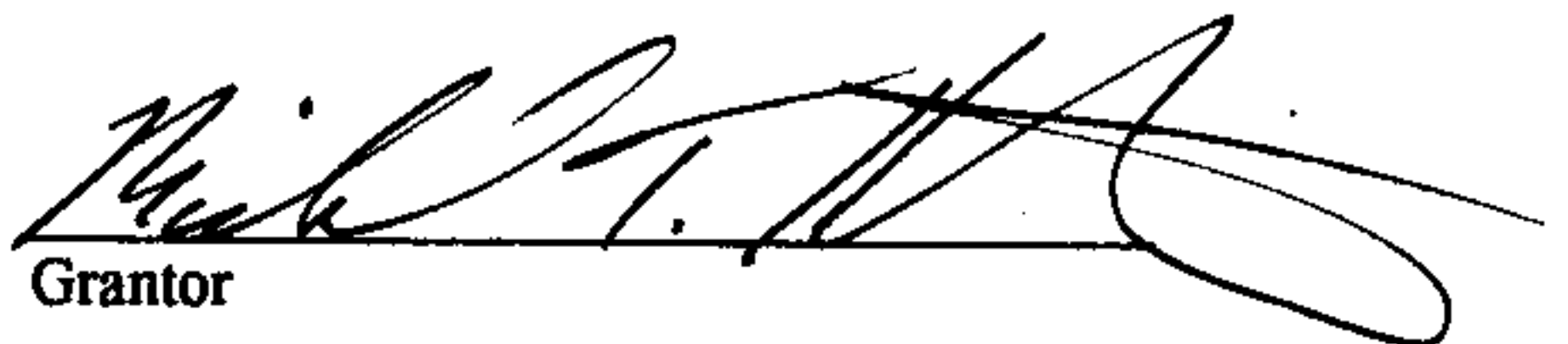
Subject to taxes for the year 2002 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$103,950.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2 day of April, 2002

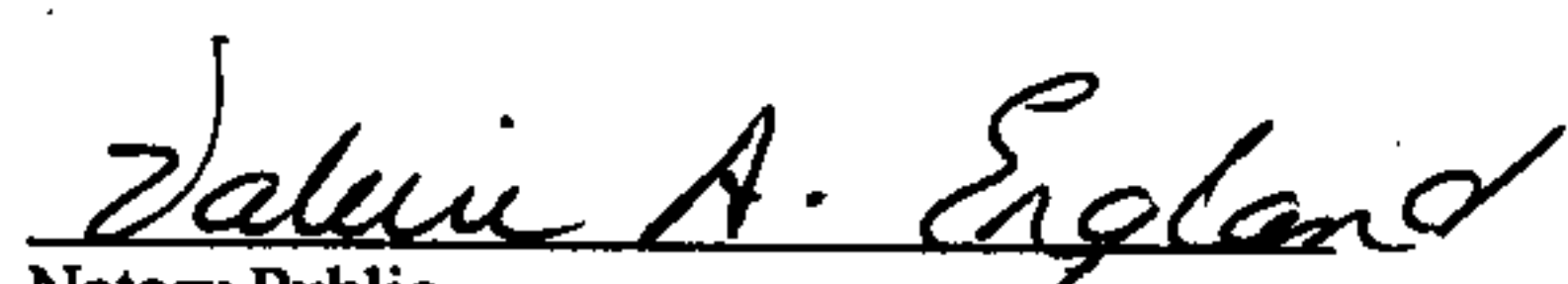
By: \_\_\_\_\_  
Grantor

  
Grantor

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael T. Hutchins, Married but not joined by spouse 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2 day of April, 2002.

  
Notary Public  
Commission Expires 02/25/04

**THIS INSTRUMENT PREPARED BY:**  
Kevin Hays and Associates, P.C.  
100 Concourse Parkway, Suite 101  
Birmingham, Alabama 35244

**SEND TAX NOTICES TO:**  
Daniel Nau  
Jacquelyn Nau  
188 Jasmine Drive  
Alabaster, AL 35007

04/04/2002 11:15 AM  
SHELBY COUNTY JUDGE OF PROBATE  
12:50  
001 CH

INST-2002 # 1501