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20020508000216290 Pg 1/2 \$3.00
Shelby Cnty Judge of Probate, AL
05/08/2002 13:04:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Fidge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DONALD W. JANNI
1905 RIVERWAY DRIVE
HOOVER, AL. 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED FORTY THREE THOUSAND and 00/100 (\$343,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SCOTT T. LAWSON, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DONALD W. JANNI and CAROL A. JANNI, 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 254, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, NINTH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 48 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 50 FOOT BUILDING SET BACK LINE AS SHOWN BY RECORDED PLAT AND BY SURVEY OF CARL DANIEL MOORE, DATED 5-12-99.
3. RESTRICTIONS AS SHOWN BY RECORDED PLAT IN MAP BOOK 8, PAGE 46 A & B.
4. 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 127, PAGE 190.
5. RIGHT OF WAY TO ALABAMA POWER COMPANY IN VOLUME 333, PAGE 0512.
6. AGREEMENT WITH ALABAMA POWER COMPANY IN MISC. VOLUME 41, PAGE 803.
7. RESTRICTIONS, CONDITIONS, COVENANTS, AND LIMITATIONS IN MISC.
8. VOLUME 14, PAGE 536; MISC. VOLUME 17, PAGE 550; MISC. VOLUME 34, PAGE 549, VOLUME 352, PAGE 934; MISC. VOLUME 41, PAGE 802 AND DEED BOOK 349, PAGE 84.

9. COAL, OIL, GAS AND MINERAL AND MINING RIGHTS AND ALL RIGHTS INCIDENT THERETO INCLUDING RELEASES OF DAMAGES ARE NOT INSURED HEREIN.
10. VARYING EASEMENTS ALONG THE REAR AND NORTHERLY SIDES AS SHOWN BY RECORD PLAT AND BY SURVEY OF CARL DANIEL MOORE, DATED 5-12-99, WITH EXTENSION OF ASPHALT CART PATH INTO SAID EASEMENTS AS SHOWN BY SAID SURVEY.

\$274,400.00 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, SCOTT T. LAWSON, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of April, 2002.

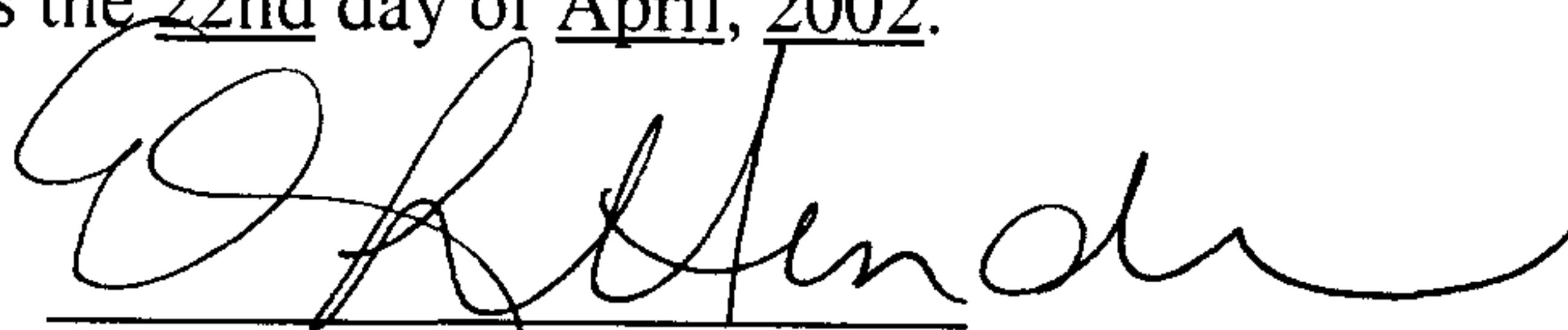

SCOTT T. LAWSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SCOTT T. LAWSON, AN UNMARRIED PERSON, 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 22nd day of April, 2002.


Notary Public

My commission expires: 10.2.05