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20020508000216670 Pg 1/2 26.50
Shelby Cnty Judge of Probate, AL
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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

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

CHRISTOPHER T. ARY
LOT 1 AFTON LANE
BIRMINGHAM, AL. 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIFTY FIVE THOUSAND and 00/100 (\$55,000.00) to the undersigned grantor, T & T QUALITY HOMES 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 CHRISTOPHER T. ARY, AN UNMARRIED PERSON and MISTY HOFER, AN UNMARRIED PERSON, (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 1, BLOCK 1, ACCORDING TO THE SURVEY OF WYNGATE TRACE, AS RECORDED IN MAP BOOK 12, PAGE 94, IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. MUNICIPAL IMPROVEMENTS ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. BUILDING AND SETBACK LINES OF 50' AS RECORDED IN MAP BOOK 12, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 130, PAGE 153; DEED BOOK 169, PAGE 322; DEED BOOK 179, PAGE 360 AND REAL BOOK 142, PAGE 159.
5. RESTRICTIVE COVENANTS AS RECORDED IN REAL BOOK 298, PAGE 891.
6. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL 298, PAGE 924.
7. RESTRICTIONS AS RECORDED IN REAL BOOK 205, PAGE 682.
8. ANY CLAIM OR LOSS RELATING TO EXISTENCE OF UNDERGROUND MINE SHAFT AS RECORDED IN REAL BOOK 101, PAGE 948.
9. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 230, PAGE 801.

10. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGTHOR WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

\$42,750.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, T & T QUALITY HOMES, by its PRESIDENT, BARRY J. TURPIN who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of April, 2002.

T & T QUALITY HOMES

By: Barry J. Turpin
BARRY J. TURPIN, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BARRY J. TURPIN, whose name as PRESIDENT of T & T QUALITY HOMES, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 29th day of April, 2002.

[Signature]
Notary Public

My commission expires: 10.2.05