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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

MICHAEL B. BOSCOE, JR.
1803 MAN-O-WAR DRIVE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$175,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LANCE GEOFFREY HOULDITCH, AN UNMARRIED PERSON and MITA HOULDITCH, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL B. BOSCOE, JR. and BONNIE M. BOSCOE, 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 74, ACCORDING TO THE SURVEY OF DEARING DOWNS, 6TH ADDITION, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 40 FOOT BUILDING LINE FROM MAN-O-WAR DRIVE, AS SHOWN ON RECORDED PLAT.
3. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 111, PAGE 456.
4. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 55, PAGE 454 AND DEED BOOK 225 PAGE 224.
5. RIGHT(S) OF WAY TO SOUTH CENTRAL BELL, AS RECORDED IN BOOK 87, PAGE 199.
6. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN BOOK 157, PAGE 572.
7. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 157, PAGE 574.

8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 249, PAGE 355.
9. ALL SIDE LOT LINES HAVE A 5 FOOT UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES HAVE A 10 FOOT UTILITY AND DRAINAGE EASEMENT, AS STATED ON RECORDED PLAT.

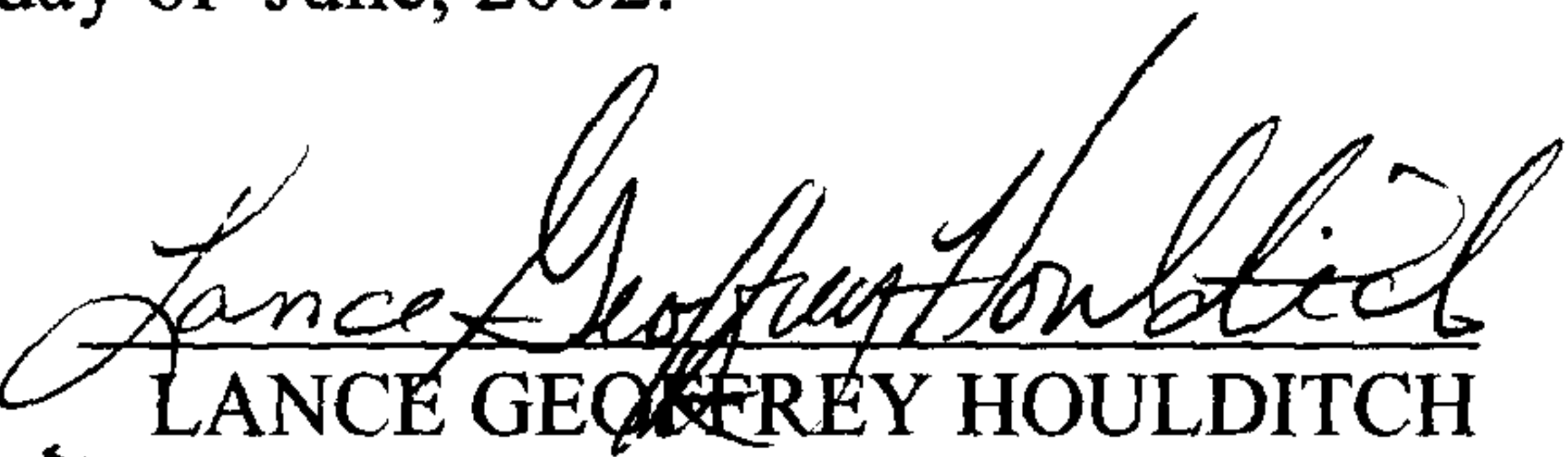

MITA T. HOULDITCH IS THE SURVIVING GRANTEE TO DEED RECORDED IN INSTRUMENT #1997-14318, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, RONNIE A. HOULDITCH, HAVING DIED ON OR ABOUT THE 18TH DAY OF DECEMBER, 1999.

\$167,105.00 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, LANCE GEOFFREY HOULDITCH, AN UNMARRIED PERSON and MITA HOULDITCH, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of June, 2002.


LANCE GEOFFREY HOULDITCH

MITA HOULDITCH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LANCE GEOFFREY HOULDITCH and MITA HOULDITCH, 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 21st day of June, 2002.


Notary Public

My commission expires: 9.29.02