

(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

MICHAEL MCKENZIE  
1260 WILLOW CREEK PLACE  
ALABASTER, AL 35007

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 SEVEN THOUSAND and 00/100 (\$107,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SAMUEL T. CHRISTIAN and LYNN R. CHRISTIAN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL MCKENZIE and SONYA A. MCKENZIE, 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 6, ACCORDING TO THE MAP AND SURVEY OF WILLOW CREEK, PHASE TWO, AS RECORDED IN MAP BOOK 9, PAGE 102, 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. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 9, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT OF 15 FOOT ACROSS REAR LOT LINE AND 5 FOOT ON EAST LOT LINE AS PER PLAT.
4. SEWER EASEMENTS TO TOWN OF ALABASTER AS RECORDED IN DEED BOOK 308, PAGE 255.
5. PERMIT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN REAL BOOK 50, PAGE 252.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL BOOK 126, PAGE 363, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. 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, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

8. EASEMENT AS RESERVED IN DEED BOOK 308, PAGE 136 FOR ACCESS TO UTILITIES.

SAMUEL TERRY CHRISTIAN AND SAMUEL T. CHRISTIAN ARE ONE AND THE SAME PERSON

\$101,650.00 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, SAMUEL T. CHRISTIAN and LYNN R. CHRISTIAN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of June, 2002.

Samuel T. Christian, Acting by and through his attorney in fact Lynn R. Christian  
SAMUEL T. CHRISTIAN, ACTING BY AND THROUGH  
HIS ATTORNEY IN FACT LYNN R. CHRISTIAN

Lynn R. Christian  
LYNN R. CHRISTIAN

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LYNN R. CHRISTIAN, 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 28th day of June, 2002.

[Signature]  
Notary Public

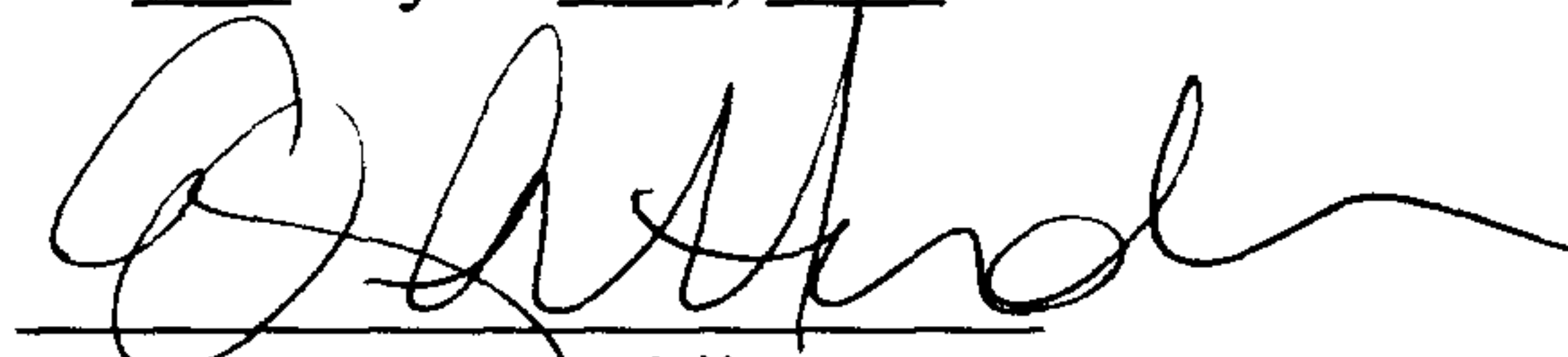
My commission expires: 10-2-05

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that LYNN R. CHRISTIAN, whose name as Attorney in Fact for SAMUEL TERRY CHRISTIAN, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 28th day of June, 2002.

  
\_\_\_\_\_  
Notary Public

My commission expires: 10-2-05