

This instrument was prepared  
by

A, Vincent Brown, Jr.  
510 North 18th Street  
Bessemer, AL 35020

SEND TAX NOTICE TO:

G. TODD WHISENHUNT  
612 OLD CAHABA DRIVE  
HELENA, AL 35080

File #602-43

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Six Thousand and 00/100 (\$126,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JORGE M. JARAMILLO, AN UNMARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto G. TODD WHISENHUNT and AMANDA E. WHISENHUNT (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

LOT 235, ACCORDING TO THE SURVEY OF OLD CAHABA WILLOW RUN, FIRST SECTOR ADDITION, AS RECORDED IN MAP BOOK 27, PAGE 15, 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. 15-foot building line as shown by recorded map.
3. 7.5-foot easement on rear as shown by recorded map.
4. Restrictions or covenants recorded in Instrument 2000/27891.
5. Right of Way to Shelby County, Alabama, recorded in Volume 155, Page 331 and Volume 155, Page 425.
6. Right of Way granted to Alabama Power Company by instrument recorded in Volume 247, Page 853; Volume 131, Page 447, and Volume 139, Page 238.
7. Mineral and mining rights and rights incident thereto recorded in Volume 61, Page 164.
8. Covenants and agreements recorded in Volume 133, Page 277.

\$100,800<sup>00</sup> of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

\$16,850<sup>00</sup> of the consideration herein was derived from a purchase money second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, JORGE M. JARAMILLO, have hereunto set my hand and seal this 28th day of June, 2002.

 (SEAL)  
JORGE M. JARAMILLO

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORGE M. JARAMILLO, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2002.

  
Notary Public  
My commission expires 11/5/05

