

WARRANTY DEED (Without Survivorship)

SEND TAX NOTICE TO:

Susan A. Wilkinson  
265 Ashville Circle  
Montevallo, AL 35115

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, to the undersigned GRANTOR (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James R. Wilkinson, a single man, (herein referred to as GRANTORS, whether one or more) grant, bargain, sell and convey unto Susan A. Wilkinson, a single woman, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot No. 19 of Hubbard and Givhan's Subdivision of the Northwest Quarter of the Northeast Quarter of Section 21, Township 22 South, Range 3 West, in the City of Montevallo, Alabama.

Subject to unpaid taxes, rights-of-way, easements and other restrictions of record.

This conveyance is pursuant to the Final Judgment of Divorce of October 18, 2001 Shelby County Case Number DR00-0377 .

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simply of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 15 day of August, 2002.

James R. Wilkinson (Seal)  
James R. Wilkinson, a single man

Susan A. Wilkinson (Seal)  
Susan A. Wilkinson, a single woman

STATE OF ALABAMA )  
SHELBY COUNTY )

20020815000386610 Pg 1/1 21.00  
Shelby Cnty Judge of Probate, AL  
08/15/2002 10:10:00 FILED/CERTIFIED

I, Betty Coffey, a Notary Public in and for said County, in said State, hereby certify that James R. Wilkinson, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of August, 2002.

Betty Coffey  
NOTARY PUBLIC

STATE OF ALABAMA )  
SHELBY COUNTY )

MY COMMISSION EXPIRES JUNE 12, 2006

I, Betty Coffey, a Notary Public in and for said County, in said State, hereby certify that Susan A. Wilkinson, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of August, 2002.

Betty Coffey  
NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 12, 2006

THIS INSTRUMENT PREPARED BY:  
J. Ronald Boyd  
BOYD & FERNAMBUCQ, P.C.  
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Birmingham, AL 35233  
(205) 930-9000