

77411

(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 WEBER
606 LAUREL WOODS COURT
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 THIRTY THREE THOUSAND SIX HUNDRED FIFTY DOLLARS and 00/100 (\$133,650.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMIE HUBBARD MURPHREE AND EDWARD O. MURPHREE, JR., HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL WEBER AND WENDY WEBER, 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:

JAMIE HUBBARD AND JAMIE HUBBARD MURPHREE ARE ONE IN THE SAME PERSON.

LOT 74, ACCORDING TO THE SURVEY OF LAUREL WOODS, PHASE III, AS RECORDED IN MAP BOOK 17, PAGE 96, 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. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN REAL VOLUME 200, PAGE 542.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1993-30783.
4. 20 FOOT BUILDING LINE FROM LAUREL WOODS COURT; 10 FOOT UTILITY EASEMENT ALONG NORTHERLY LOT LINE AND A 20 FOOT BUFFER ALONG THE NORTHERLY LOT LINE, AS SHOWN ON RECORDED PLAT.

\$106,920.00 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, JAMIE HUBBARD MURPHREE AND EDWARD O. MURPHREE, JR., HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 13th day of September, 2002.


JAMIE HUBBARD MURPHREE

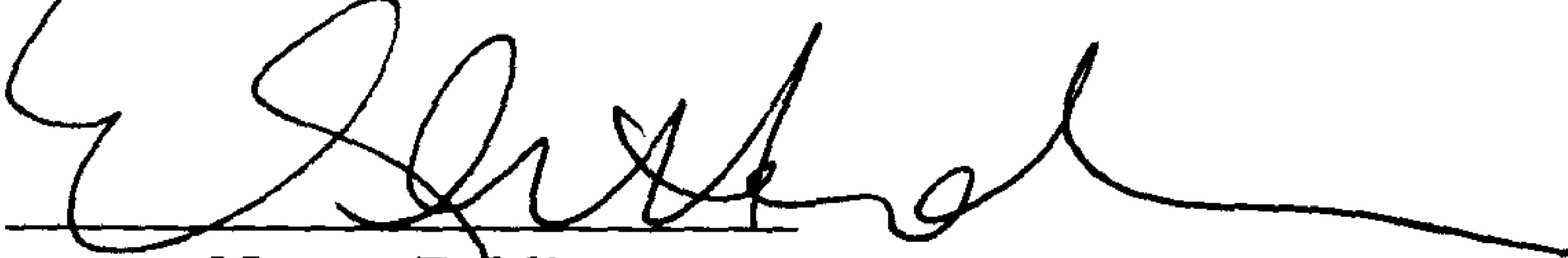

EDWARD O. MURPHREE, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMIE HUBBARD MURPHREE AND EDWARD O. MURPHREE, JR., HUSBAND AND WIFE, 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 13th day of September, 2002.


Notary Public

My commission expires: 10.2.05