

This instrument was prepared by:

WILLIAM PATRICK COCKRELL
ATTORNEY AT LAW
(Name)

12 OFFICE PARK CIRCLE
BIRMINGHAM, ALABAMA 35223
(Address)

Send tax notice to:

JOHN AND ROSEMARY EDENS
(Name)

1008 WESTWICK CIRCLE
BIRMINGHAM, ALABAMA 35242
(Address)

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED AND THIRTY TWO thousand dollars (\$332,500,000) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, JEFF WEBB, UN A MARRIED PERSON (herein referred to as Grantor) do, grant, bargain, sell and convey unto JOHN EDENS AND ROSEMARY EDENS, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in ^{Shelby}~~Jefferson~~ County, Alabama, to-wit:

LOT 1213, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 12TH SECTOR, PHASE 1, AN EDDLEMEN COMMUNITY, AS RECORDED IN MAP BOOK 26, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

NOTE: A Purchase Money Mortgage in the amount of \$ 299,250 dollars is recorded simultaneously herewith.

TO HAVE AND TO HOLD, to 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.

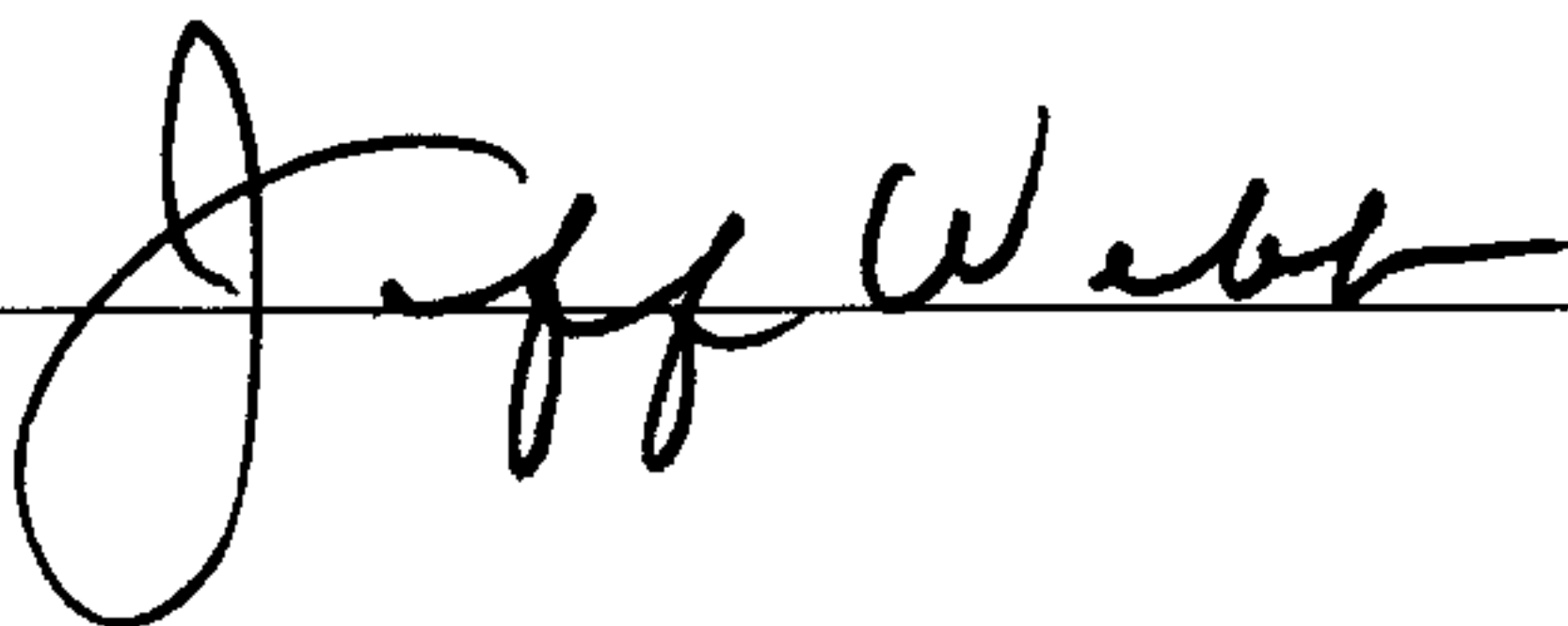
**WARRANTY DEED
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And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

THIS WAS NOT THE HOMESTEAD FOR JEFF WEBB OR HIS WIFE.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27 day
of _____ November 2002.

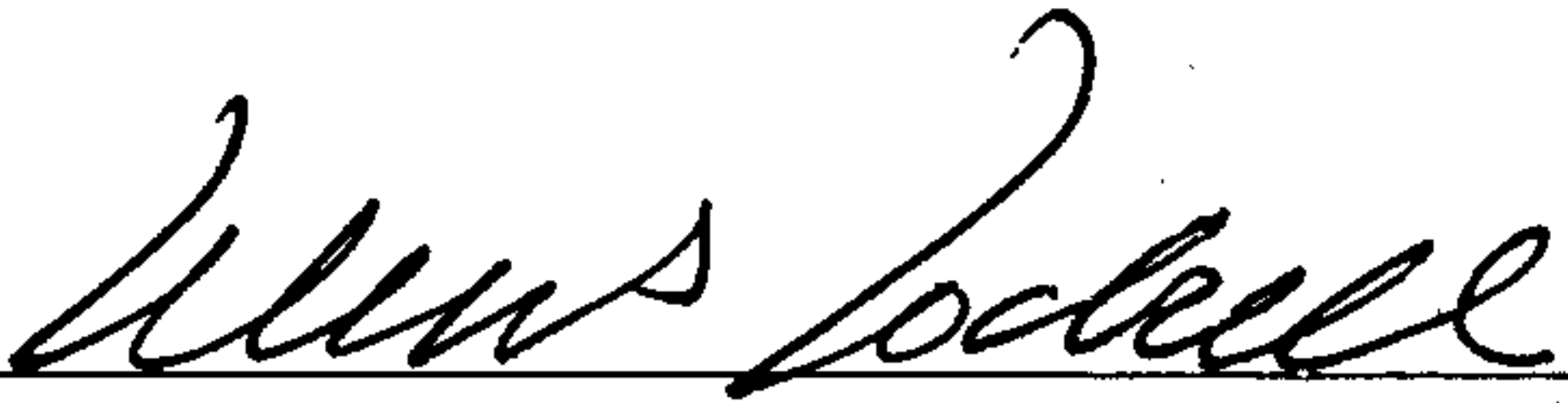
 (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that JEFF WEBB, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27 day of November 20 02


Notary Public

Return to: William Patrick Cockrell Attorney At Law

