

8/68

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
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SEND TAX NOTICE TO:

JONATHAN A. ROBBINS  
1420 APPLGATE DRIVE  
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 SEVENTY THREE THOUSAND DOLLARS and 00/100 (\$73,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DANA C. GLOSSON, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JONATHAN A. ROBBINS and JENNIFER B. ROBBINS, 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 17, ACCORDING TO THE RESURVEY OF LOTS 1 THROUGH 64, 89 THROUGH 104 AND A THROUGH C OF APPLGATE MANOR, AS RECORDED IN MAP BOOK 10, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

DANA C. GLOSSON AND DANA C. GREENHILL ARE ONE AND THE SAME PERSON.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. EASEMENT(S), BUILDING LINES(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN BOOK 59, PAGE 576.
4. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL DISTRIBUTION SYSTEM AS RECORDED IN BOOK 60, PAGE 745.
5. TERMS, AGREEMENTS AND RIGHT-OF-WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 60, PAGE 748.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK 63, PAGE 634, AND AMENDED BY BOOK 125, PAGE 299; REAL VOLUME 65, PAGE 201 AND REAL VOLUME 318, PAGE 135.
7. RIGHT-OF-WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN DEED BOOK 337, PAGE 235.
8. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAYS AND ENTRANCE.
9. EASEMENTS TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 99, PAGE 480; DEED

BOOK 213, PAGE 128, DEED BOOK 213, PAGE 130; DEED BOOK 213, PAGE 132; AND DEED BOOK 213, PAGE 134.

10. EASEMENTS TO PLANTATION PIPELINE COMPANY AS RECORDED IN DEED BOOK 217, PAGE 247; DEED BOOK 212, PAGE 621 AND DEED BOOK 212, PAGE 627.
11. RIGHT-OF-WAY GRANTED TO SHELBY COUNTY, RECORDED IN DEED BOOK 280, PAGE 330.
12. ARTICLES OF INCORPORATION OF APPLGATE TOWNHOUSE ASSOCIATION, INC. AS RECORDED IN REAL VOLUME 65, PAGE 665, AMENDED IN INST. NO 93-16976.
13. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$71,872.00 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, DANA C. GLOSSON, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of November, 2002.

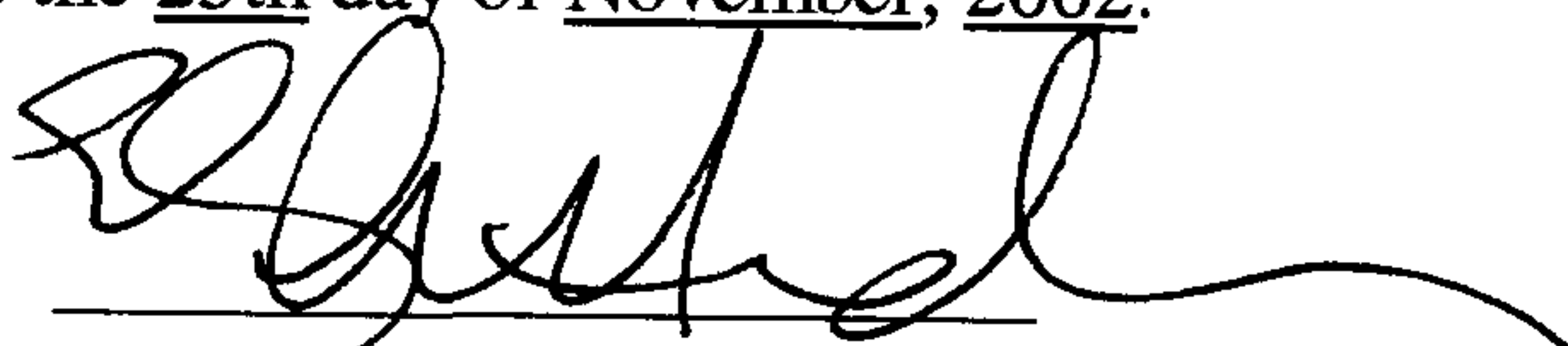
  
DANA C. GLOSSON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DANA C. GLOSSON, AN UNMARRIED PERSON, 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 25th day of November, 2002.

  
Notary Public

My commission expires: 10.2.05