


Send Tax Notice To:  
Jonathan David Robinson  
Donna Robinson  
919 Burnt Pine Drive  
Alabaster, Alabama 35007

THIS INSTRUMENT PREPARED BY:  
V. Edward Freeman, II  
Stone, Patton, Kierce & Freeman  
118 N. 18th Street  
Bessemer, Alabama 35020

  
20021210000618810 Pg 1/2 34.00  
Shelby Cnty Judge of Probate, AL  
12/10/2002 13:30:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of EIGHTY SIX THOUSAND FIVE HUNDRED AND 00/100(\$86,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, CARMEN O'DONNELL HARPER and husband, JAMES VAN HARPER(herein referred to as grantors) do grant, bargain, sell and convey unto JONATHAN DAVID ROBINSON and wife, DONNA ROBINSON(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Abernathy's Addition to Eagle Wood Estates, as recorded in Map Book 11 page 61, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- (1) Taxes for the year 2003 and subsequent years not yet due and payable.
- (2) Building setback line of 50 feet reserved from Burnt Pine Drive.
- (3) Easements as shown by recorded plat, including 10 feet in the Northerly side and 7.5 feet on the Easterly side of lot.
- (4) Restrictions, covenants and conditions as set out in Misc. 24, page 847.
- (5) Transmission Line Permit(s) to Alabama Power Company in Deed 107 page 526.
- (6) Title to all minerals and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 277 page 314.
- (7) Restrictions, limitations and conditions as set out in Map Book 11 page 61.


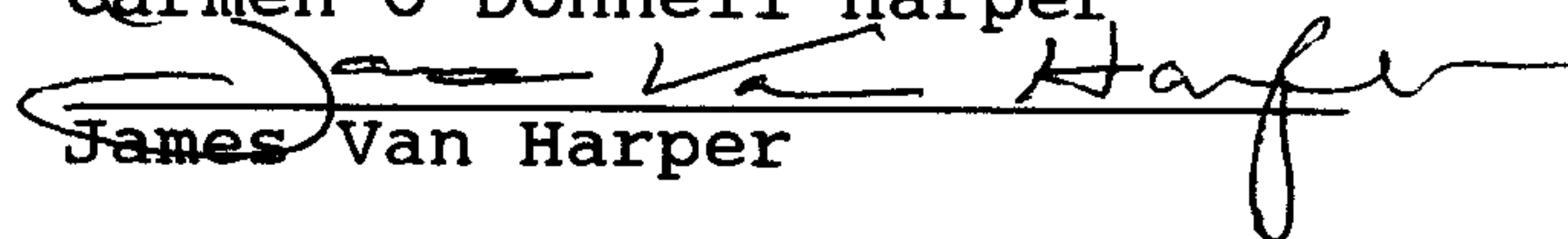
\$66,500.00 of the above recited consideration is furnished through a mortgage filed simultaneously herewith.

Carmen O'Donnell Harper is one and the same person as Carmen Allyn O'Donnell.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship.

And we do for ourselves and for our 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of October, 2002.

  
Carmen O'Donnell Harper  
  
James Van Harper

STATE OF ALABAMA

GENERAL ACKNOWLEDGMENT

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carmen O'Donnell Harper and James Van Harper, 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 31st day of October, 2002.

  
Notary Public

My Commission Expires: 4-8-2005