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2003010900017740 Pg 1/2 144.00
Shelby Cnty Judge of Probate, AL
01/09/2003 07:42:00 FILED/CERTIFIED

(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:

MICHELE N. CONNELL
9 THE OAKS CIRCLE
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THIRTY THOUSAND DOLLARS and 00/100 (\$230,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt of which is acknowledged, we, JULIA I. WARE, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHELE N. CONNELL, AN UNMARRIED PERSON and ELANE N. CONNELL, A MARRIED PERSON, (herein referred to as GRANTEE(S), as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 9, TOGETHER WITH AND UNDIVIDED 1/43RD INTEREST IN LOT 44 (COMMON AREA), ACCORDING TO THE MAP OF THE OAKS, AS RECORDED IN MAP BOOK 10, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. ROADWAY EASEMENT AND AGREEMENT AS TO COMMON AREA AS RECORDED IN REAL VOLUME 117, PAGE 24.
3. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN REAL VOLUME 3014, PAGE 744, BIRMINGHAM DIVISION.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 127, PAGE 140.
5. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) APPEARING OF RECORD IN MISC. BOOK 14, PAGE 536, AND MISC. BOOK 17, PAGE 550.
6. EASEMENTS, RESTRICTIONS AND AGREEMENTS AS RESERVED IN DEED BOOK 312, PAGE 261.

7. DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, CHARGES, RIGHTS AND LIENS AS RECORDED IN REAL VOLUME 122, PAGE 184, AND AMENDED IN INSTRUMENT #1996-04663. AND IN INSTRUMENT #2001-49979.
8. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITH THE CAHABA RIVER, (AS TO COMMON AREA).
9. 5 FOOT EASEMENT ALONG THE NORTHWESTERLY LOT LINE AND A 10 FOOT EASEMENT ALONG THE SOUTHEASTERLY LOT LINE, AS SHOWN BY RECORDED MAP.
10. CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATION AS SET OUT BY INSTRUMENT RECORDED IN BOOK 196, PAGE 217.

\$100,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JULIA I. WARE, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of January, 2003.

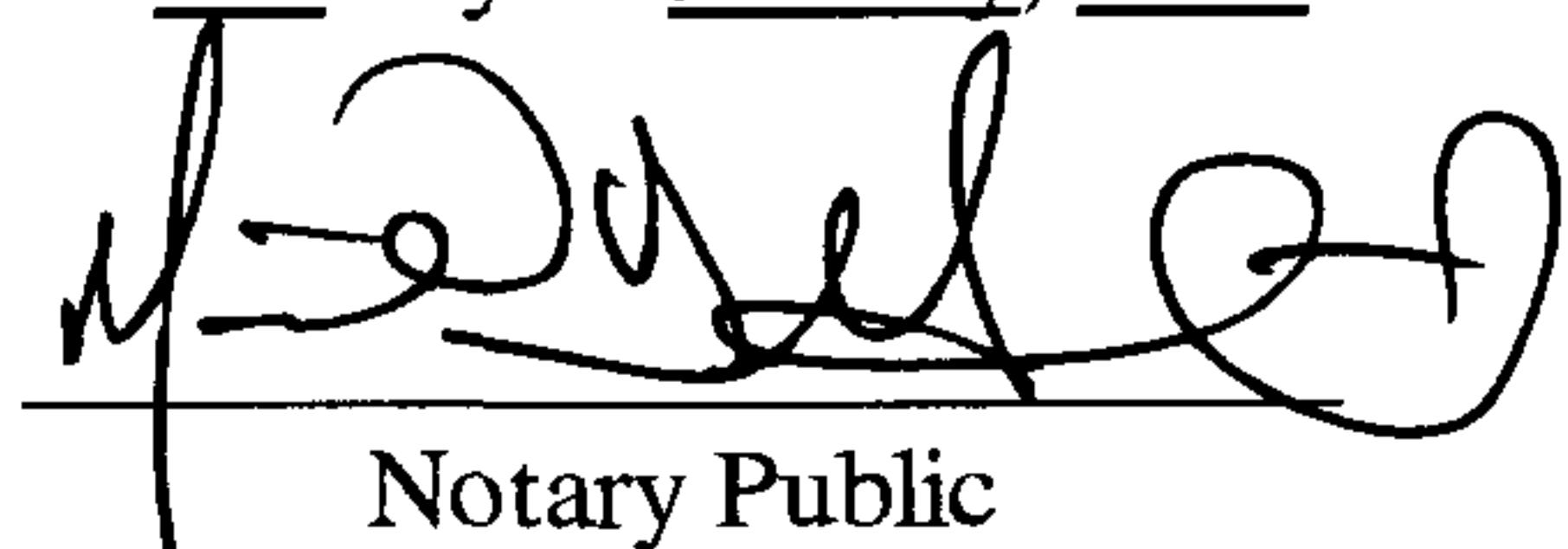
Julia I. Ware
JULIA I. WARE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JULIA I. WARE, 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 2nd day of January, 2003.


Notary Public

My commission expires: July 13 2003