

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DARREL C. WEAVER  
772 HEATHERWOOD DRIVE  
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 EIGHT THOUSAND SEVEN HUNDRED FIFTY TWO DOLLARS and 00/100 (\$8,752.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLES L. QUINN, JR. AND PATRICIA H. QUINN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DARREL C. WEAVER and DENISE W. WEAVER, 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:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9 AND THE NORWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA THENCE RUN SOUTH ALONG SAID SECTION LINE FOR A DISTANCE OF 35.18 FEET TO A IRON PIN FOUND, SAID POINT BEING THE POINT OF BEGINNING AND LYING ON THE SOUTH RIGHT OF WAY OF HEATHERWOOD DRIVE HAVING A 60.00 FOOT RIGHT OF WAY, THENCE CONTINUE ALONG LAST COURSE FOR A DISTANCE OF 85.10 FEET TO A IRON PIN SET; THENCE DEFLECT A ANGLE LEFT OF 56 DEGREES 03 MINUTES 09 SECONDS AND RUN AN DISTANCE OF 229.52 FEET TO AN IRON PIN FOUND; THENCE DEFLECT AN ANGLE RIGHT OF 74 DEGREES 06 MINUTES 58 SECONDS AND RUN A DISTANCE OF 506.31 FEET TO AN IRON PIN FOUND; THENCE DEFLECT A ANGLE RIGHT OS 113 DEGREES 40 MINUTES 28 SECONDS AND RUN A DISTANCE OF 272.45 FEET TO AN IRON PIN FOUND; THENCE DEFLECT AN ANGLE RIGHT OF 66 DEGREES 18 MINUTES 52 SECONDS AND RUN A DISTANCE OF 424.93 FEET TO AN IRON PIN FOUND; THENCE DEFLECT AN ANGLE LEFT OF 36 DEGREES 33 MINUTES 48 SECONDS AND RUN A DISTANCE OF 133.30 FEET TO AN IRON PIN SET; THENCE DEFLECT AN ANGLE RIGHT OF 29 DEGREES 53 MINUTES 42 SECONDS AND RUN A DISTANCE OF 38.15 FEET TO AN IRON POINT SET SAID POINT LYING ON THE SOUTH RIGHT OF WAY OF ABOVE SAID ROAD; THENCE DEFLECT AN ANGLE RIGHT 201.75 FEET TO A IRON PIN FOUND; THENCE DEFLECT A ANGLE RIGHT OF 141 DEGREES 11 MINUTES 13 SECONDS AND RUN A DISTANCE OF 133.30 FEET TO A IRON PIN SET; THENCE DEFLECT AN ANGLE RIGHT OF 29 DEGREES 53 MINUTES 42 SECONDS AND RUN A DISTANCE OF 38.15 FEET TO AN IRON POINT SET SAID POINT LYING ON THE SOUTH RIGHT OF WAY OF ABOVE SAID ROAD. THENCE DEFLECT AN ANGLE RIGHT OF 64 DEGREES 34 MINUTES 13 SECONDS AND RUN A CHORD DISTANCE OF 31.00 THROUGH A CURVE WITH A RADIUS OF 666.57 AND A DELTA OF 2 DEGREES 39 MINUTES 54 SECONDS TO AN IRON PIN SET ON SAID RIGHT OF WAY; THENCE DEFLECT AN ANGLE RIGHT OF 1 DEGREES 19 MINUTES 10 SECONDS AND RUN AN DISTANCE OF 76.18 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 3 ACRES MORE OR LESS.

SUBJECT TO:

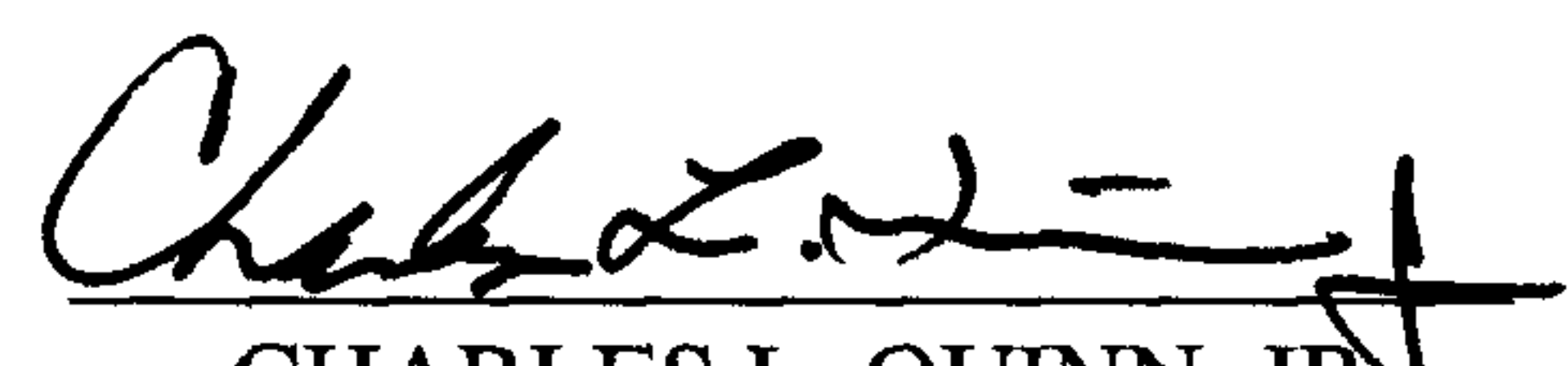
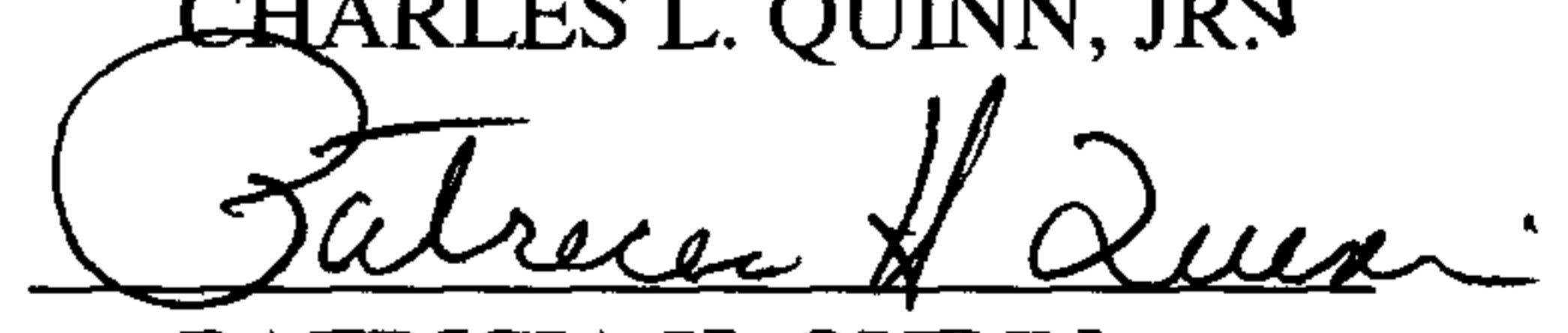
1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.

2. TITLE TO ALL OIL GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. MORTGAGE FROM CHARLES L. QUINN, JR. AND PATRICIA H. QUINN HUSBAND AND WIFE TO MONOGRAM HOME EQUITY CORP IN THE AMOUNT OF \$39,000.00 DATED 6/13/96 AND RECORDED 6/19/96 IN INSTRUMENT NO. 1996-19944. **\*\*\*SAID MORTGAGE SHALL REMAIN THE OBLIGATION OF THE GRANTORS AND THE GRANTORS SHALL DEFEND TO THE GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS\*\***
4. MORTGAGE FROM CHARLES L. QUINN, JR. AND PATRICIA H. QUINN TO PROVIDIAN NATIONAL BANK IN THE AMOUNT OF \$27,216.00 DATED 7/23/99 AND RECORDED 8/4/99 IN INSTRUMENT NO. 1999-32622 AND ASSIGNED TO HOUSEHOLD FINANCIAL SERVICES IN INSTRUMENT NO. 2000-33659. **\*\*\*SAID MORTGAGE SHALL REMAIN THE OBLIGATION OF THE GRANTORS AND THE GRANTORS SHALL DEFEND TO THE GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS\*\***

**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.

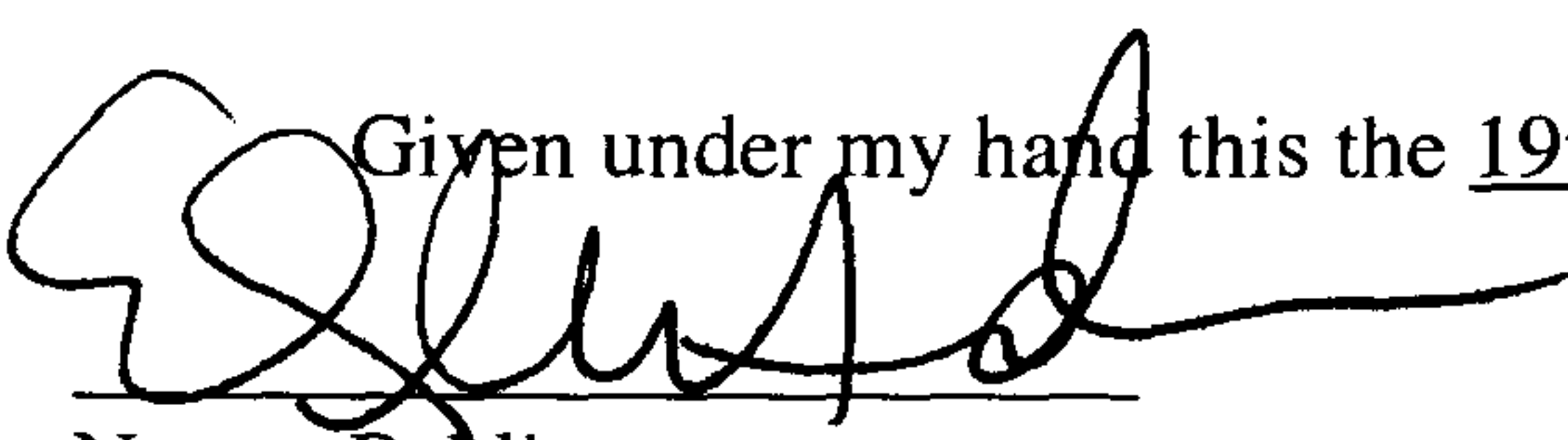
IN WITNESS WHEREOF, the said GRANTORS, CHARLES L. QUINN, JR. AND PATRICIA H. QUINN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of February, 2003.

  
CHARLES L. QUINN, JR.  
  
PATRICIA H. QUINN

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES L. QUINN, JR. AND PATRICIA H. QUINN 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 19th day of February, 2003.  
Notary Public

My commission expires: 10.2.05