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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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SEND TAX NOTICE TO:

LAURA Y. SCHMID
212 WARWICK LANE
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 ONE HUNDRED THIRTY TWO THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$132,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ALLAN W. BROWN and TAVIER. BROWN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LAURA Y. SCHMID and DAN M. YOUNGBLOOD (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 219, ACCORDING TO THE AMENDED MAP OF WEATHERLY, PHASE II, WARWICK VILLAGE, SECTION 17, AS RECORDED IN MAP BOOK 22, PAGE 67, 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. BUILDING LINE AND EASEMENT(S) AS SHOWN ON RECORD MAP(S).
3. RESTRICTIONS APPEARING OF RECORD UNDER INSTRUMENT NUMBER 1995-32578, AMENDED UNDER INSTRUMENT NUMBER 1995-34622.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, AS RECORDED UNDER INSTRUMENT NUMBER 1995-17307.
5. UTILITY EASEMENT ALONG EASTERLY SIDE OF LOT AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
6. NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AS RECORDED IN INSTRUMENT NO. 1993-37546; INSTRUMENT NO. 1993-39916; INSTRUMENT NO. 1993-40411.

\$130,846.00 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, ALLAN W. BROWN and TAVIE R. BROWN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of March, 2003.


ALLAN W. BROWN


TAVIE R. BROWN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALLAN W. BROWN and TAVIE R. BROWN, 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 28th day of March, 2003.


Notary Public

My commission expires: 9.29.06