20030424000252100 Pg 1/3 176.00 Shelby Cnty Judge of Probate, AL 04/24/2003 12:47:00 FILED/CERTIFIED

This Instrument was prepared by: Lynn Campisi, P. C. 3008 Pump House Road Birmingham, AL 35243

Send Tax Notice To:

John + MARY ann Meadows

3684 Pine LANE

Birmingham te 35242

Warranty Deed

\$158,700.

STATE OF ALABAMA)	
)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)	

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Candace D. Weems, (also known as Candace D. Meadows), a married woman, John C. Meadows, Jr., and spouse, Mary Ann Meadows,

(herein referred to as GRANTORS), pursuant to that certain agreement signed by Candace D. Meadows and John C. Meadows, Jr., and certified by the Register of the Circuit Court, Tenth Judicial Circuit of Alabama, on October 17th, 1985, under Case Number DR 504 346 CJN, do grant, bargain, sell and convey to

John C. Meadows, Jr. and spouse, Mary Ann Meadows,

(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 84 according to the survey of Southern Pines 2nd Sector, a residential subdivision as recorded in Map Book 7 Page 12 in the Judge of Probate of Shelby County Alabama source of title Book 222 page 171.

The above property is conveyed subject to:

- 3
- 1. Ad Valorem taxes for the year 200½ and subsequent years, said taxes being a lien but not due and payable until October 1, 200½.
- 2. Restrictions, building lines, easements, agreements, mortgages, and right of ways as same are filed of record.

THE PROPERTY HEREIN CONVEYED IS THE HOMESTEAD OF JOHN C. MEADOWS, JR., BUT IT IS NOT THE HOMESTEAD RESIDENCE OF CANDACE D. WEEMS. THE PURPOSE OF MARY ANN MEADOWS JOINING IN THE CONVEYANCE IS THAT THE PROPERTY CONVEYED HEREIN IS HER HOMESTEAD RESIDENCE.

Counterparts. This Operating Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

TO HAVE AND TO HOLD to the said GRANTEES as Joint Tenants with Right of Survivorship.

And I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Candace D. Weems, (also known as Candace D. Meadows), John C. Meadows, Jr., and spouse, Mary Ann Meadows have hereunto set their hands and seals, this 3/51 day of much, 2002.3

Candace D. Weems

John C. Anadows, Jr.

Mary Ann Meadows

STATE OF ALABAMA)

Level COUNTY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that Candace D. Weems, (also known as Candace D. Meadows), a married woman, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27/1 day of ______

Notary Public: Georgia

My commission expires: δ

(SEAL)

STATE OF ALABAMA COUNT)
ferson	COUNTY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that John C. Meadows, Jr., a married man, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3/st day of March . 2002: \$.

Notary Public: MARY LINN CAMPISI My commission expires: 6-16-03

(SEAL)

STATE OF ALABAMA

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that Mary Ann Meadows, a married woman, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3/57 day of Man. 2002.

Notary Public: MANY CHAPIS!

My commission expires: 6 - 66 - 03

(SEAL)