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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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SEND TAX NOTICE TO:

SALIBA SHUNNARA
129 WINDSOR CIRCLE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KENNETH W. BETTINI and SHIRLEY W. BETTINI, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SALIBA SHUNNARA and NADIA S. SHUNNARA, 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:

LOT 7, ACCORDING TO THE SURVEY OF WEATHERLY WINDSOR, SECTOR 9, AS RECORDED IN MAP BOOK 17, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Together with a perpetual easement for the purpose of constructing a driveway, installing and maintaining a sanitary sewer line in, over and across the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of Lot 6, Weatherly Windsor 9, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 17, page 125, and being more particularly described as follows:

From the SW corner of Lot 6, which is also the SE corner of Lot 7, fronting on Windsor Circle, run in a northerly direction along the common line of said Lots 6 & 7 for a distance of 160 feet to the point of beginning; thence continue in a northerly direction along said common line for a distance of 88.13 feet to an existing iron pin; thence turn an angle to the right of 56 degrees 44 minutes 26 seconds and run in a northeasterly direction along the northwest line of said Lot 6 for a distance of 131.05 feet to an existing iron pin; thence turn an angle to the right of 157 degrees 39 minutes 58 seconds and run in a southwesterly direction for a distance of 193.93 feet, more or less, to the point of beginning.

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. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 1994/34817, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT 1993/37547 AND INSTRUMENT 1994/1187, IN THE PROBATE OFFICE OF SHELBY COUNTY,

ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 145, PAGE 173; VOLUME 165, PAGE 103 AND VOLUME 197, PAGE 348, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 268, PAGE 98 AND VOLUME 154, PAGE 718, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT OF UNDETERMINED WIDTH ON AST, AS SHOWN BY RECORDED MAP.
7. 10 FOOT EASEMENT ON REAR, AS SHOWN BY RECORDED MAP.

\$260,000.00 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, KENNETH W. BETTINI and SHIRLEY W. BETTINI, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of June, 2003.


KENNETH W. BETTINI


SHIRLEY W. BETTINI

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KENNETH W. BETTINI and SHIRLEY W. BETTINI, 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 30th day of June, 2003.


Notary Public

My commission expires: 7/1/04