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Shelby Cnty Judge of Probate, AL
07/15/2003 09:30:00 FILED/CERTIFIED

(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

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

JEREMY J. GEUS
122 CHADWICK DRIVE
HELENA, AL 35080

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY FIVE THOUSAND NINE HUNDRED and 00/100 (\$145,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, CLAYTON BOLTON and ANN BOLTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEREMY J. GEUS and AMY K. GEUS, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF CHADWICK, SECTOR ONE, AS RECORDED IN MAP BOOK 17, PAGE 52, 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. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN INST. #1993-24589.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1993-24930.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 194, PAGE 57, VOLUME 103, PAGE 146, VOLUME 161, PAGE 143 AND INST. #1993-24589.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN VOLUME 196, PAGE 248.
7. EASEMENT AGREEMENT AS SET FORTH IN INST. #1992-30926, REAL 387, PAGE 246 AND INST. #1992-30922.

\$143,645.00 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, CLAYTON BOLTON and ANN BOLTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of June, 2003.

*Clayton Bolton, acting by and through his attorney for
fact, Gail Hutton*

CLAYTON BOLTON, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, GAIL HUTTON

*Ann Bolton, acting by and through her attorney for
fact, Gail Hutton*

ANN BOLTON, ACTING BY AND THROUGH
HER ATTORNEY IN FACT, GAIL HUTTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that GAIL HUTTON, whose name as Attorney in Fact for CLAYTON BOLTON and ANN BOLTON, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, he, in his capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 30th day of June, 2003.

Mary M Van

Notary Public

My commission expires: 9.29.06