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Shelby Cnty Judge of Probate, AL
10/06/2003 08:04:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TODD W. TALBOT
4924 MEADOW BROOK ROAD
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FORTY SEVEN THOUSAND and 00/100 (\$247,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, C. MARTIN GREENE and PAMELA J. GREENE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TODD W. TALBOT and TIFFANY TALBOT, 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 1, ACCORDING TO THE SURVEY OF MEADOW BROOK, THIRD SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

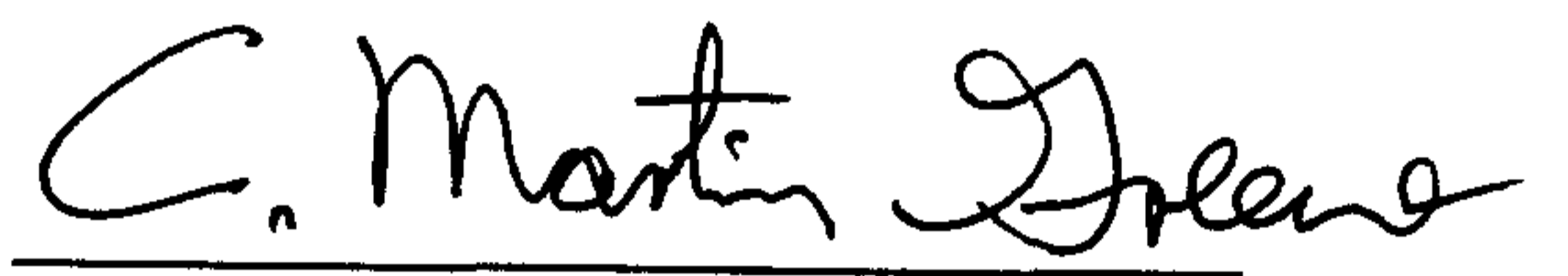

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 35 FOOT BUILDING SET BACK LINE FROM MEADOW BROOK ROAD AND CUMBERLAND TRACE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. 10 FOOT UTILITY EASEMENTS ACROSS THE WEST AND NORTH SIDES OF SAID LOT AS SHOWN ON RECORDED MAP.
4. MINERAL DN MINING RIGHTS AS RESERVED IN DEED BOOK 66, PAGE 34 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS AS RECORDED IN MISC. BOOK 25 PAGE 781 IN PROBATE OFFICE.
6. PERMITS TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 313, PAGE 866, 868 AND 870 IN SAID PROBATE OFFICE.
7. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 146 PAGE 391 IN PROBATE OFFICE.

\$167,500.00 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, C. MARTIN GREENE and PAMELA J. GREENE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of September, 2003.

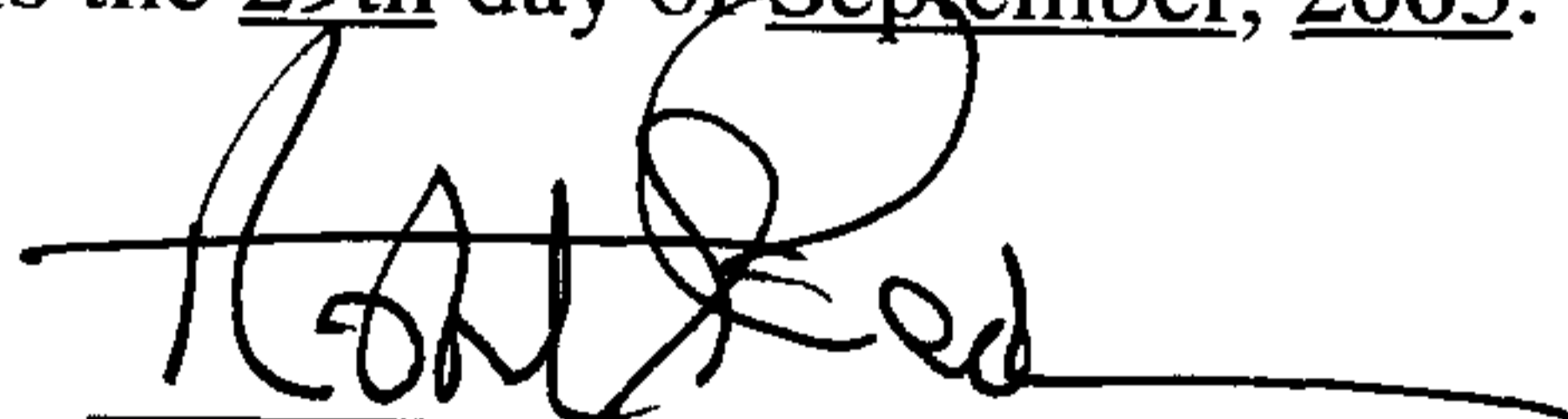

C. MARTIN GREENE

PAMELA J. GREENE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that C. MARTIN GREENE and PAMELA J. GREENE, 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 29th day of September, 2003.


Notary Public

My commission expires: 7/11/06