

This Instrument Prepared By:

Send Tax Notice To:

Walter Fletcher  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

Robert Wedgworth  
Renee B. Wedgworth  
Haley Wedgworth  
576 Reach Drive  
Birmingham, Alabama 35242

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**STATUTORY WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Fifty Two Thousand One Hundred Fifty Dollars (\$152,150.00) to the undersigned The Narrows II, Inc., an Alabama corporation ("Grantor"), in hand paid Robert Wedgworth, Renee B. Wedgworth and Haley Wedgworth ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58 A & 58B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to: (1) Ad valorem taxes due and payable October 1, 2004 and all subsequent years thereafter; (2) Fire district assessments for 2004 and subsequent years not yet due and payable; (3) Mineral and mining rights not owned by Grantor; (4) The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755; 1st amendment recorded as Inst. #2000-17136, 2nd amendment recorded in Inst #2000-36696; 3rd amendment recorded in Inst. #2001-38328; 4th amendment recorded as Inst.#20020905000424180; 5th amendment recorded as Inst. #20021017000508250; and 6<sup>th</sup> amendment recorded as Inst. #20030716000450980 in the Probate Office of Shelby County, Alabama; (5) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone

\$120,000.00 of the purchase price  
recited above was paid from the mortgage  
loan closed simultaneously herewith.

formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor; provided, however, that this paragraph is inapplicable to soil, surface and/or subsurface conditions resulting from or arising out of development or construction activities.

TO HAVE AND TO HOLD, to 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 two of the Grantees herein survive the other, the entire interest in fee simple shall pass to the two surviving Grantees, and in the event one Grantee herein survives the other two Grantees, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the last two surviving Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said The Narrows II, Inc., an Alabama corporation, by its Vice President, Mary Thornton Taylor, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14<sup>th</sup> day of May, 2004.

THE NARROWS II, INC., AN ALABAMA CORPORATION

By: Mary Thornton Taylor  
Mary Thornton Taylor  
Vice President

STATE OF ALABAMA           )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Mary Thornton Taylor, whose name as Vice President of The Narrows II, Inc., an Alabama corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 14<sup>th</sup> day of May, 2004.

Walter Fletcher  
Notary Public Walter Fletcher  
My Commission Expires: 5/25/2005

[SEAL]

#169440