

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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SEND TAX NOTICE TO:

DORIS H. WALDO  
401 OAK GLEN LN  
BIRMINGHAM, AL 35244

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 DOLLARS~~ **TEN THOUSAND** 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, DORIS H. WALDO AND RAYMOND G. WALDO, JR., HUSBAND AND WIFE AND LAURALEE E. BARNES, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DORIS H. WALDO AND RAYMOND G. WALDO, JR. REVOCABLE TRUST, (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 45-A, ACCORDING TO THE SURVEY OF OAK GLEN, FIRST SECTOR, A RESURVEY OF LOTS 45 AND 46, AS RECORDED IN MAP BOOK 9, PAGE 155, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF LAURALEE E. BARNES NOR HER RESPECTIVE SPOUSE.

SAID DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

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. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM OAK GLEN LANE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 7.5 FEET ON THE REAR OF LAND.
4. RESTRICTIONS, COVENANTS AND CONDITIONS, AS SET OUT IN INSTRUMENT(S) RECORDED IN REAL 45 PAGE 3 AND REAL 53 PAGE 907 IN THE PROBATE OFFICE.
5. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN REAL 59 PAGE 346 IN THE PROBATE OFFICE.
6. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN REAL 59 PAGE 346 IN THE PROBATE OFFICE.

7. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL 53  
PAGE 904 IN THE PROBATE OFFICE.

**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, DORIS H. WALDO AND RAYMOND G. WALDO, JR., HUSBAND AND WIFE AND LAURALEE E. BARNES, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 11<sup>th</sup> day of August, 2004.

*Doris H. Waldo*

DORIS H. WALDO

*Raymond G. Waldo, Jr.*  
RAYMOND G. WALDO, JR.  
*Lauralee E. Barnes*  
LAURALEE E. BARNES

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DORIS H. WALDO AND RAYMOND G. WALDO, JR., HUSBAND AND WIFE AND LAURALEE E. BARNES, A MARRIED PERSON, 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 11<sup>th</sup> day of August, 2004.

*Glenda F. Warren*  
Notary Public

My commission expires: **MY COMMISSION EXPIRES MAY 21, 2007**