
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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35242-3178

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SEND TAX NOTICE TO:

STEPHEN KNIGHT
309 CEDAR HILL DRIVE
BIRMINGHAM, ALABAMA

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED THIRTY FOUR THOUSAND DOLLARS and 00/100 (\$334,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT L. WHITTLESEY and JENNIFER WHITTLESEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEPHEN KNIGHT and NANCY KNIGHT, 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 28, according to the Survey of The Cedars 2nd Sector, as recorded in Map Book 25, Page 135, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. BUILDING LINES, AS SHOWN ON RECORDED MAP.
3. EASEMENTS, AS SHOWN ON RECORDED MAP.
4. NO FURTHER SUBDIVISION OF LOTS AS RESTRICTED BY RECORDED MAP.
5. RESTRICTIONS OR COVENANTS RECORDED IN INST. 1999/29516 BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL RIGHTS.
6. RESTRICTIONS, RIGHT OF WAY AND EASEMENT REGARDING ALABAMA POWER COMPANY RECORDED IN INST. 2000/11843.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 124, PAGE 556 AND DEED BOOK 134, PAGE 553.
8. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN DEED BOOK 135, PAGES 45, 46, 47, 48 AND 49.
9. RESTRICTIONS AS SHOWN BY RECORDED MAP.
10. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT

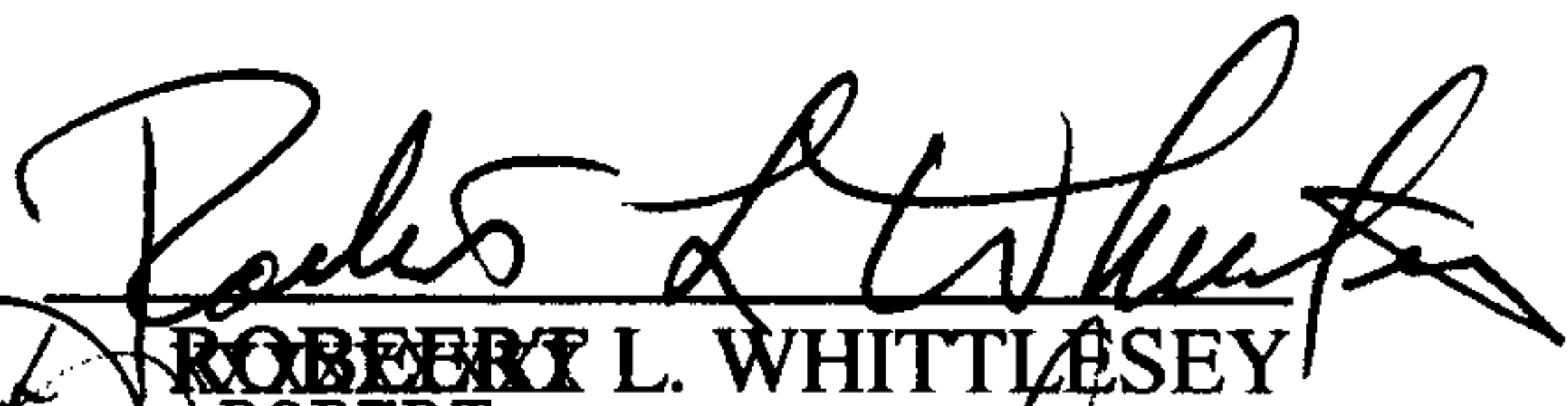
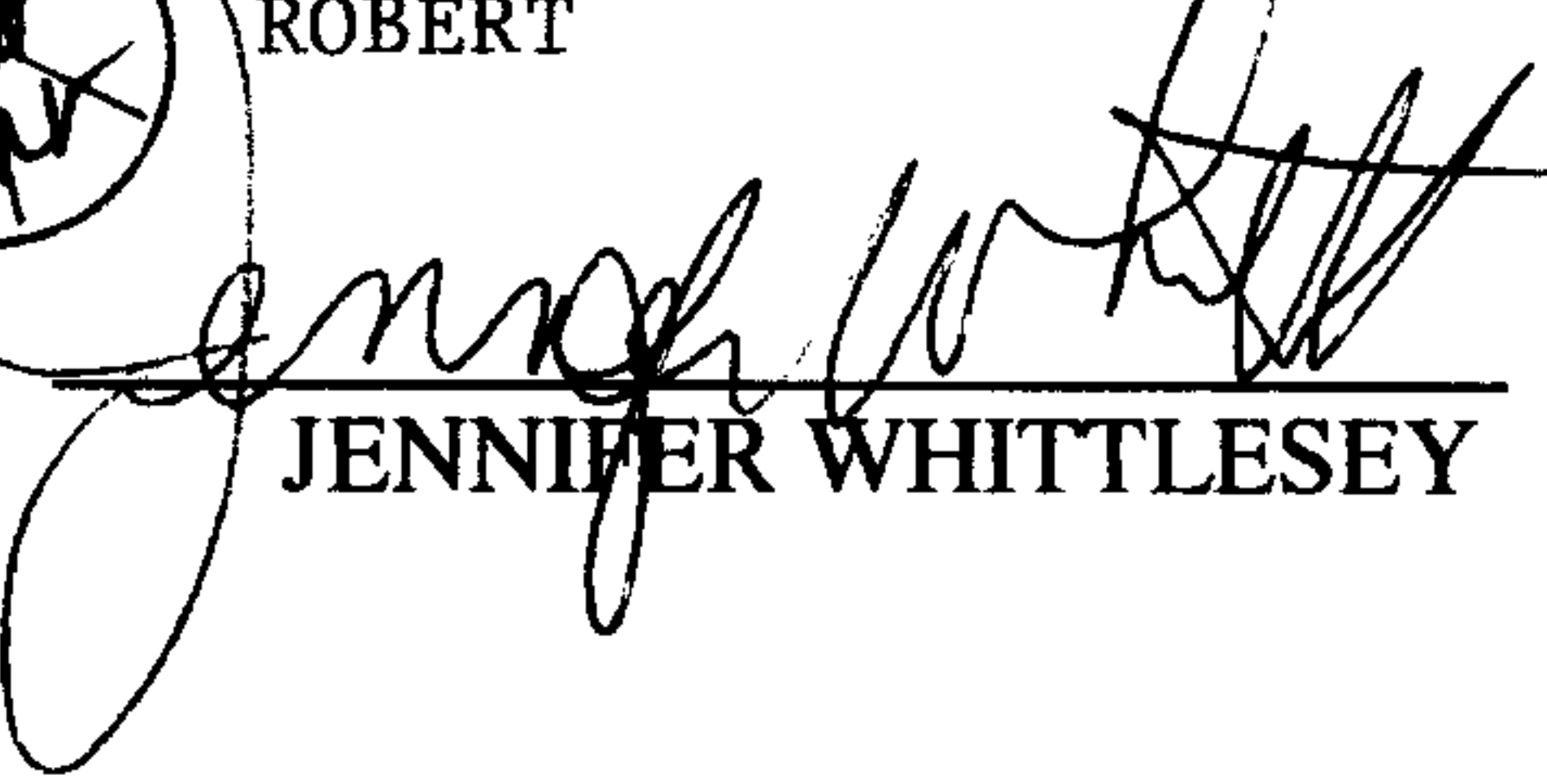
10. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 217, PAGE 797.
11. NOTE: MAP BOOK 25, PAGE 135 SHOWS THE FOLLOWING RESERVATION: SINK HOLE PRONE AREAS-THE SUBDIVISION SHOWN HEREON INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. "AREA UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY."

\$267,200.00 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, ~~ROBERT~~ **ROBERT L. WHITTLESEY** and **JENNIFER WHITTLESEY**, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of February, 2005.


ROBERT L. WHITTLESEY

JENNIFER WHITTLESEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT



I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ~~ROBERT~~ **ROBERT L. WHITTLESEY** and **JENNIFER WHITTLESEY**, 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 2nd day of February, 2005.



Notary Public

My commission expires: 9.29.06

