

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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SEND TAX NOTICE TO:

CARL WYATT 1006 OAK MEADOWS 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 THREE HUNDRED NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$309,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SUSAN LAUGHLIN GRACE, AN UNMARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CARL WYATT and JANIS WYATT, 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 26, according to the Survey of Oak Meadows, 1st Sector, as recorded in Map Book 20, Page 71, in the Probate Office of Shelby County, Alabama.

SUSAN LAUGHLIN AND SUSAN LAUGHLIN GRACE ARE ONE AND THE SAME.

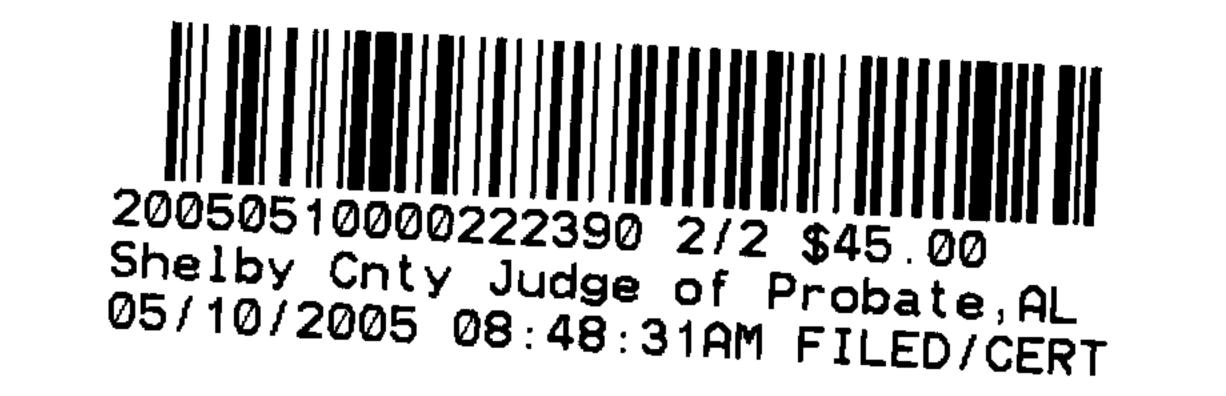
JANIS WYATT IS ONE AND THE SAME AS JANIS G. WYATT**

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- 2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
- 3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 1995-29298 AND INST. NO. 1997-26146.
- 4. 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 INST. NO. 1996-32665.

\$278,900.00 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, SUSAN LAUGHLIN GRACE, AN UNMARRIED WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of April, 2005.

SUSAN LAUGHLIN GRACE

STATE OF ALABAMA) COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SUSAN LAUGHLIN GRACE, AN UNMARRIED WOMAN, 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 27th day of April, 2005.

Notary Public

My commission expires: 1.29. oc