(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan PadenPADEN & PADEN5 Riverchase Ridge, Suite 1

JOSEPH M. HANNERS 109 MAPLE STREET MAYLENE, AL 35114

5 Riverchase Ridge, Suite 100 Birmingham, Alabama 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 ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$129,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SANDRA M. WHITTEN, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOSEPH M. HANNERS, BECKY SMITH-DOYLE AND ALTON DOYLE, (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 48 ACCORDING TO THE SURVEY OF WOODLAND HILLS 1<sup>ST</sup> PHASE 4<sup>TH</sup> SECTOR AS RECORDED IN MAP BOOK 6 PAGE 24 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

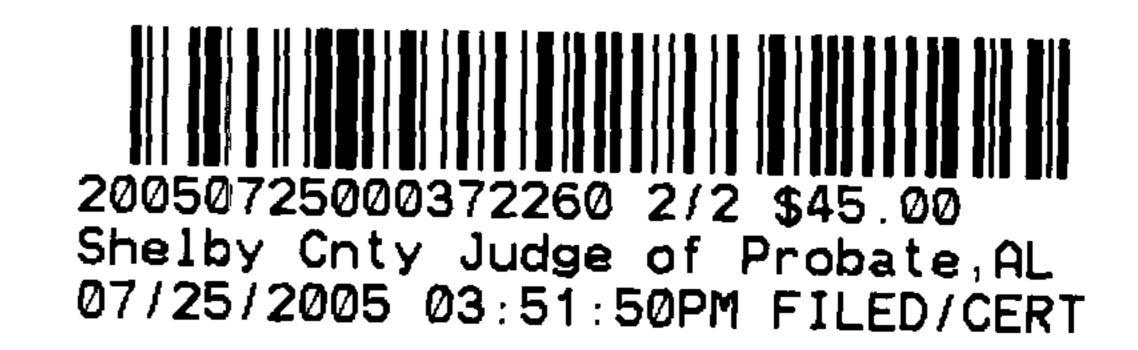
## SUBJECT TO:

- 1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- 2. 35 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
- 3. 10 FOOT EASEMENT ON REAR OF LOT AS SHOWN ON RECORDED MAP.
- 4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN MISC BOOK 9, PAGE 11.
- 5. TITLE TO ALL MINERALS WITHIN AND UNDELRYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$100,000.00 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.

Shelby County, AL 07/25/2005 State of Alabama



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, SANDRA M. WHITTEN, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of July, 2005.

SANDRA M. WHITTEN

STATE OF ALABAMA)
COUNTY OF SHELBY)

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SANDRA M. WHITTEN, AN UNMARRIED 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 19th day of July, 2005

Notary Public

Notary Public