

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

BRIAN WORTHAM
3308 SUNNY MEADOWS COURT
BIRMINGHAM, AL 35242

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS and 00/100 (\$225,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM DAVID HANNAH and MELANIE M. HANNAH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRIAN WORTHAM and MITZI WORTHAM, 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:

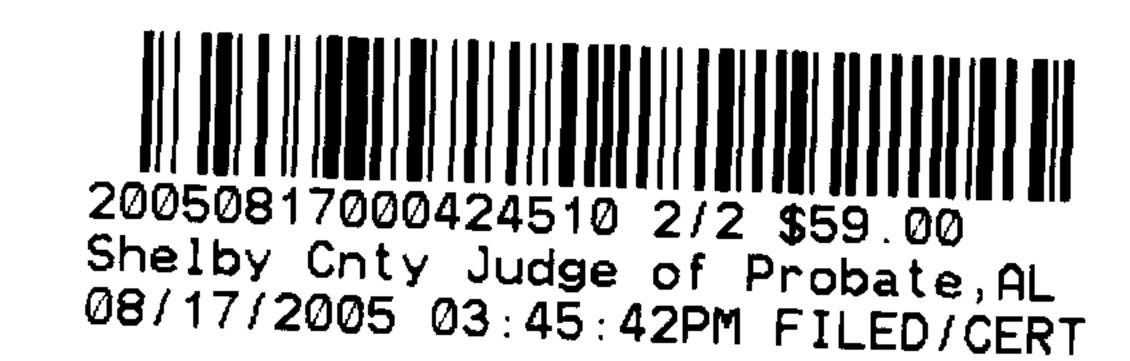
LOT 2, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, SECOND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 1 A & B, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- 2. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 57, PAGE 608. NOTE: THIS EXCEPTION OMITS ANY COVENANT, CONDITION OR RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SECTION 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE AND FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SECTION 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.
- TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 57, PAGE 704.
- 4. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL DISTRIBUTION SYSTEM AS RECORDED IN MISC BOOK 57, PAGE 705.
- 5. EASEMENTS/RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 1, PAGE 366.

Shelby County, AL 08/17/2005 State of Alabama

Deed Tax: \$45.00



\$180,000.00 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.

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, WILLIAM DAVID HANNAH and MELANIE M. HANNAH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of August, 2005.

WILLIAM DAVID HANNAH

Melanie M. Hannah MELANIE M. HANNAH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM DAVID HANNAH and MELANIE M. HANNAH, 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 8th day of August, 2005.

Notary Public

My commission expires: