


13001

Shelby County, AL 09/12/2005  
State of Alabama

Deed Tax: \$33.50

  
20050912000472230 1/2 \$47.50  
Shelby Cnty Judge of Probate, AL  
09/12/2005 03:25:44PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BILLY N. PETELOS  
426 CHASE PLANTATION PKWY  
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 ONE HUNDRED SIXTY SEVEN THOUSAND DOLLARS and 00/100 (\$167,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARK A. TODD and ASHLEE D. TODD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BILLY N. PETELOS and BABS PETELOS, 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 CHASE PLANTATION 4<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 156 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. 10-FOOT EASEMENT ON WEST AND SOUTH SIDES OF LOT AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN SHELBY REAL 66, PAGE 616 AND SHELBY REAL 69, PAGE 458.
4. AGREEMENT RECORDED IN ALABAMA POWER COMPANY RECORDED IN SHELBY REAL 69, PAGE 455.

\$133,600.00 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, MARK A. TODD and ASHLEE D. TODD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of August, 2005.

  
MARK A. TODD

  
ASHLEE D. TODD

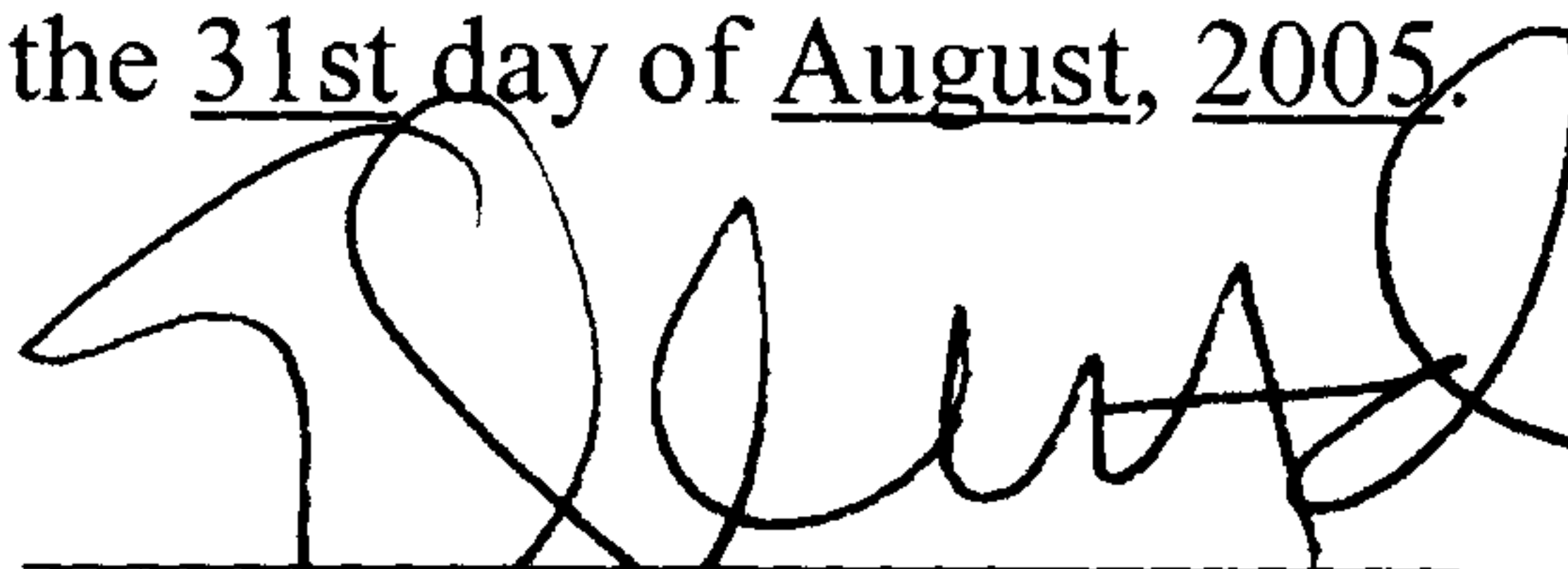
STATE OF ALABAMA)  
COUNTY OF SHELBY)

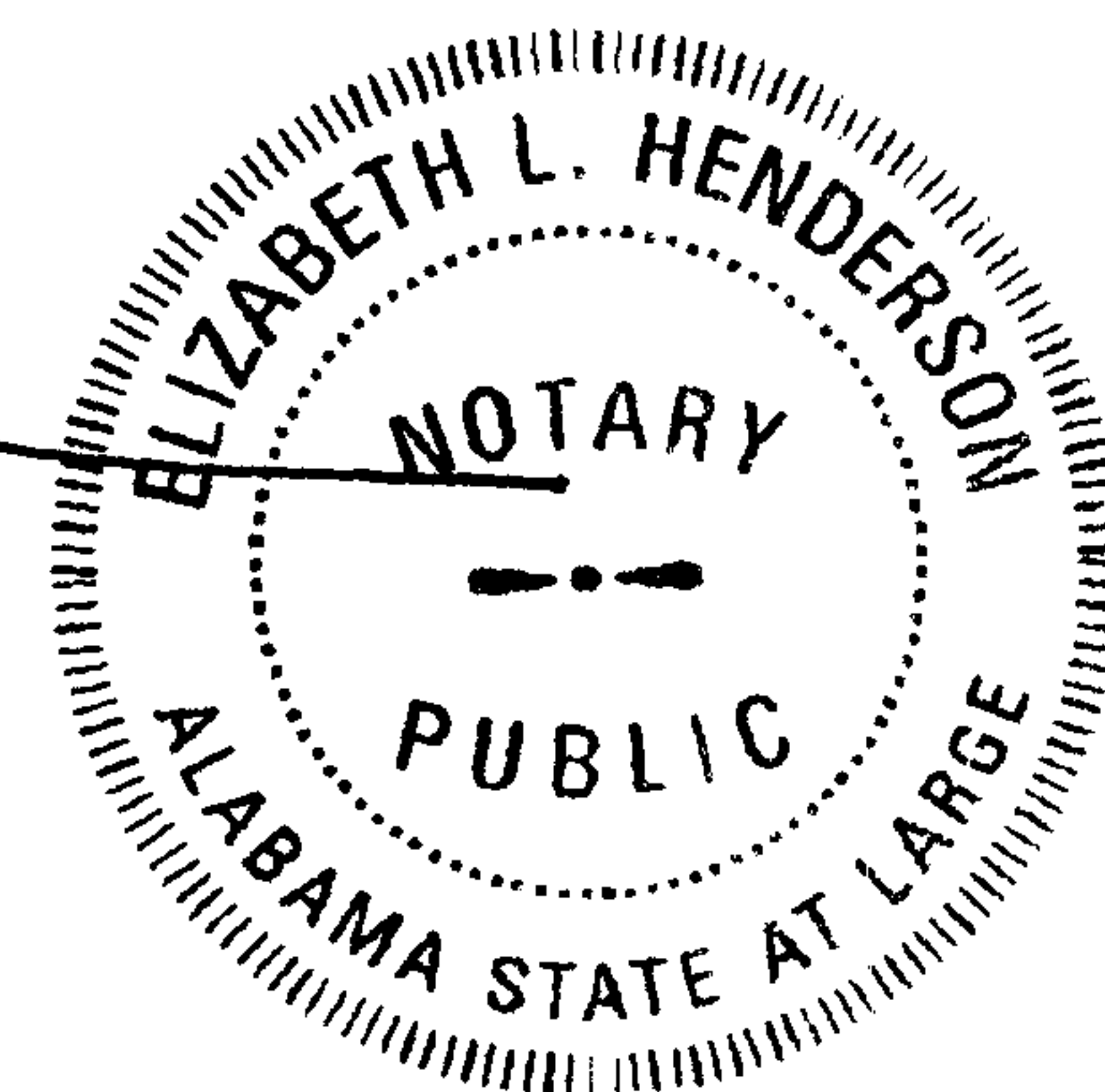
  
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#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARK A. TODD and ASHLEE D. TODD, 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 31st day of August, 2005.

  
Notary Public



My commission expires: 10.2.05