

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

PADEN & PADEN

STACY C. EDWARDS

5 Riverchase Ridge

221 TIMBER RIDGE CIRCLE ALABASTER, AL 35007

Birmingham, Alabama 35244

Shelby County, AL 01/12/2006 State of Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY)

Deed Tax: \$14.50

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTY ONE THOUSAND SEVEN HUNDRED FIFTY FIVE DOLLARS and 00/100 (\$281,755.00) to the undersigned grantor, MIKE MITCHELL HOMES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto STACY C. EDWARDS AND GINGER S EDWARDS 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:

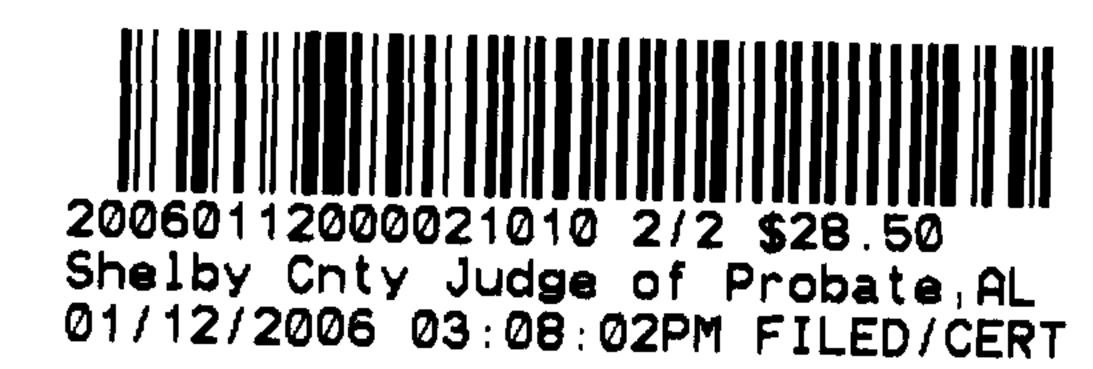
LOT 36, ACCORDING TO A RESURVEY OF LOTS 10 THROUGH 13, 27, 31, 32 AND 34 THROUGH 38, FINAL PLAT OF FOREST RIDGE, AS RECORDED IN MAP BOOK 32, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
- 3. 30 FOOT BUILDING LINE ON FRONT, 35 FOOT BUILDING LINE ON FRONT AND REAR AND 10 FOOT BUILDING LINE ON SIDES, AS SHOWN ON THE RESTRICTIONS RECORDED IN INSTRUMENT 2003020400064610, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 4. RIGHT OF WAY GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN VOLUME 326, PAGE 577.
- 5. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 211, PAGE 611.
- 6. EASEMENT AS SET OUT IN THAT CERTAIN DEED RECORDED IN DEED BOOK 211, PAGE 611, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 7. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 2003020400064610, AMENDMENT TO RESTRICTIONS RECORDED IN THE INSTRUMENT 20031216000807600, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 8. BASEMENT FOR ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20040206000060910, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$225,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$42,250.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, MIKE MITCHELL HOMES, LLC, by its MEMBER, WILLIAM M. MITCHELL who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 3rd day of January, 2006.

MIKE MITCHELL HOMES, LLC

WILLIAM M. MITCHELL, MEMBER

STATE OF ALABAMA) COUNTY OF SHELBY)

## ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM M. MITCHELL, whose name as MEMBER of MIKE MITCHELL HOMES, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand/this the 3rd day of January, 2006.

Notary Public

My commission expires: (1'2)