


This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**


20060712000336570 1/2 \$82.00
Shelby Cnty Judge of Probate, AL
07/12/2006 03:52:00PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of three hundred thirty-nine thousand nine hundred dollars [\$339,900.00], paid by **First Mortgage** in the amount of two hundred seventy-one thousand nine hundred twenty dollars (\$271,920.00) and **Second Mortgage** in the amount of nineteen thousand dollars (19,000.00) both filed at the same time as this deed, to the undersigned grantors, Joyce G. Fox and Glenn A. Fox, a married couple, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS do by these presents, grant bargain, sell and convey unto Robert N. Gardner and Leah G. Gardner, a married couple, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate in Shelby County.

LAND DESCRIPTION

Lot 42, according to the Survey of MeadowRidge, as recorded in Map Book 11, Page 40 A & B, in the Office of the Judge of Probate of Shelby County, Alabama

Situated in Shelby County, Alabama.

Subject To:

1. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real volume 147, Page 912.
2. Building and setback lines 35 foot from Westminster Circle as recorded in Map Book 11, Page 40 A & B.
3. Easements, if any, as recorded in Map Book 11, Page 40 A & B.
4. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996-35171, Instrument 1997-29279, Deed Book 145, Page 701, Real volume 148, Page 264 and Map Book 11, Page 40 A & B in the official records of Shelby County.
5. Subject property is located in a sink hole prone area as shown on Map Book 11, Page 40 A & B.
6. Right of Way to Shelby County, Alabama as recorded in Real Volume 177, Page 31.
7. Agreement in favor of Alabama Power Company as recorded in Real Volume 145, Page 709.

Cambridge Settlement Services

8. Right of Way to Alabama Power Company as recorded in Volume 129, Page 547; Volume 277, Page 27; Real volume 142, Page 163 and Real Volume 50, Page 249.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 27th day of June, 2006.

Witness

Witness

Joyce G. Fox
Joyce G. Fox
Glenn A. Fox
Glenn A. Fox

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joyce G. Fox and Glenn A. Fox, a married couple, whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 27th day of June, 2006.


My Commission Expires

11-05-06

Shirley D. King
Notary Public

Shelby County, AL 07/12/2006
State of Alabama

Deed Tax: \$68.00


20060712000336570 2/2 \$82.00
Shelby Cnty Judge of Probate, AL
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