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20070405000154780 1/2 $154.00
Shelby Cnty Judge of Probate,AL
04/05/2007 08:22:07AM FILED/CERT

Shelby County, AL 04/05/2007
State of Alabama

Deed Tax:$140.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SHANNON EDWARDS
173 MAPLE TRACE
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 FORTY THOUSAND DOLLARS 00/100 ($140,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ROBIN WENTWORTH, AN UNMARRIED MAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **SHANNON EDWARDS and STEVE BOBULINSKI**, (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 Shadow Wood Park, as recorded in Map Book 13, Page 130, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **10 FOOT EASEMENT ON THE SOUTHWESTERLY SIDE, AS SHOWN BY RECORDED MAP.**
3. **35 FOOT BUILDING SETBACK LINE ON THE SOUTHEASTERLY SIDE, AS SHOWN BY RECORDED MAP.**
4. **RESTRICTIONS, COVENANTS, AND CONDITIONS AS SETFORTH IN REAL 242, PAGE 950 AND AMENDED IN REAL 255, PAGE 162 AND FURTHER AMENDED IN INST. NO. 1994-27638.**
5. **TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 129, PAGE 567.**
6. **RIGHT(S) OF WAY GRANTED TO SOUTH CENTRAL BELL, RECORDED IN INST. REAL 257, PAGE 166.**
7. **AGREEMENT WITH ALABAMA POWER COMPANY, AS TO UNDERGROUND CABLES RECORDED IN REAL 270, PAGE 87.**
8. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN BOOK 4, PAGE 542.**
9. **THE SUBDIVISION SHOWN HEREIN, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS HAVE OCCURRED.**

$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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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, **ROBIN WENTWORTH**, have hereunto set his, her or their signature(s) and seal(s), this the 3rd day of April, 2007.

Robin Wentworth by and through his attorney in fact, Rick Curry

ROBIN WENTWORTH
By and through his attorney in fact,
RICK CURRY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RICK CURRY** whose name(s) as attorney in fact for **ROBIN WENTWORTH**, 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, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 3RD day of APRIL, 2007.

Notary Public
My commission expires: 9.29.2010

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE