

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Wendell Sheffield  
**SHEFFIELD, SHEFFIELD, & LENTINE, P.C.**  
205 20<sup>th</sup> Street North, Ste. 323  
Birmingham, Alabama 35203-4704

Send Tax Notice To:

**CHARLES E. STREETS**  
1918 Grande View Pass  
Maylene, AL 35114

STATE OF ALABAMA)  
COUNTY OF SHELBY)

*\$300,000 C&A*

**WARRANTY DEED**  
(Joint Tenancy with Right of Survivorship)

**Know All Men by These Presents:** This deed is made between **CHARLES E. STREETS, (GRANTOR)**, whose address is 1018 Grande View Pass, Maylene, AL 35114, and the following **GRANTEES**, listed with their addresses:

**CHARLES E. STREETS    1018 Grande View Pass**  
**Maylene, AL 35114**

**DEBRA SUE STREETS    1018 Grande View Pass**  
**Maylene, AL 35114**

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, **CHARLES E. STREETS**, in hand paid by the **GRANTEE(S)** named herein, the receipt of which is hereby acknowledged, the said **GRANTOR**, grants, bargains, sells and conveys ownership of the property described below to the **GRANTEES**, as **joint tenants with full and unrestricted right of survivorship and not as tenants in common**, along with all of its right and appurtenances, including any right, title, and interest of Grantor in adjacent streets, alleys, and rights-of-way. On the death of either Grantee, the surviving Grantee shall be immediately vested with the entire fee simple title to the property hereby conveyed and described in this Deed. The real property conveyed to the above referenced **GRANTEES, CHARLES E. STREETS and DEBRA SUE STREETS** by this Deed is situated in **SHELBY** County, Alabama, and described more particularly to-wit:

**Lot 1542, Grande View Estates, Givianpour Addition to Alabaster, 15<sup>th</sup> Addition, as recorded in Map Book 32, Page 126, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. TAXES FOR THE YEAR 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. DECLARATION OF PROTECTIVE CONVENATNS AS RECORDED IN 1995/28543, SUPPLEMENTARY DELCARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 1995/28544, SUPPLEMENTARY DELARATION OF PROTECTIVE COVENANTS RECORDED IN INSTURMENT 1996/29192, AMENDED BY INSTUMENT 1996/37928 AND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 1996/37929, AND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 2000/4501, AND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 2000/1048, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
3. ARTICLES OF INCORPORATION OF GRANDE VIEW HOMEOWNERS ASSOCIATION, RECORDED IN INSTRUMENT 1995/5890 AND BY-LAWS RECORDED IN INSTRUMENT 19995/5891, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

4. MINIERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO, RIGHT OF FIRST REFUSAL, RELEASE OF DAMAGES, SINKHOLE AND COVENANT FOR STORM WATER RUN-OFF CONTROL RECORDED IN INSTRUMENT 200040323000146750, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHTS, EASEMENTS, RESTRICTIONS OR COVENANTS GRATNED TO ALABAMA POWER COMPANY, CITY OF ALABASTER AND FRANCIS M. RANDALL AND HARRIETT RANDALL, AS REFERRED TO IN THAT CERTAIN DEED RECORDED IN INSTURMENT 1994/26505 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
6. DECREE OF CONDEMNATION CASE NO. 28-197, ALABAMA WATER AND GAS VS. KIMBERLY CLARK CORPORATION AS REFERRED TO IN THAT CERTAIN DEED RECORDED IN INSTRUMENT 1994/26505 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED VOLUME 138, PAGE 170, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. BUILDING LINE(S), AS SHOWN BY RECORDED MAP.
9. EASEMENTS, AS SHOWN BY RECORDED MAP.
10. RESTRICTIONS AS SHOWN BY RECORDED MAP.
11. MORTGAGE OF RECORD

**TO HAVE AND TO HOLD** to the said **GRANTEES**, for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, and to the heirs and assigns of the survivor forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid: that I will and my heirs, executors and administrators shall warrant and defend the same to the **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, **CHARLES E. STREETS**, has hereunto set its signature and seal, this the 13 day of August, 2007.

Shelby County, AL 08/14/2007  
State of Alabama

Deed Tax: \$300.00

  
**CHARLES E. STREETS**  
**GRANTOR**

STATE OF ALABAMA)  
SHELBY COUNTY ) **General Acknowledgement**

I, Stephen R. Adams, a Notary Public in and for said County, in said State, herby certify that Charles E. Streets whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of August A.D, 2007.

MY COMMISSION EXPIRES FEBRUARY 1, 2011

My Commission Expires

  
Notary Public