

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

SCOTT BUNDY
316 CHADWICK PLACE
HELENA, AL 35080

Shelby County, AL 07/30/2008
State of Alabama

Deed Tax: \$3.00

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 SEVENTY THOUSAND DOLLARS 00/100 (\$170,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JOHN S. ROE** and MEREDITH B. ROE, HUSBAND AND WIFE**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **SCOTT BUNDY and JESSICA WOOD**, (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:

****John S. Rowe and John Rowe are one and the same person.**

LOT 59, ACCORDING TO THE RESURVEY OF LOTS 58, 59 AND 60, CHADWICK, SECTOR 2, AS RECORDED IN MAP BOOK 18, PAGE 61, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. ANYTHING TO THE CONTRARY NOTWITHSTANDING, THIS POLICY, (POLICY TO BE ISSUED IF IN A COMMITMENT), DOES NOT ATTEMPT TO SET OUT ANY OWNERSHIP INTEREST IN ANY OIL, GAS, AND MINERALS OR ANY RIGHTS IN CONNECTION THEREWITH, AND SAID OIL, GAS, AND MINERALS INTERESTS, AND ALL RIGHTS OF ENTRY, INCLUDING THE RIGHT TO MINE OR EXTRACT SUCH OIL, GAS AND MINERAL INTERESTS ARE NOT INSURED. NOTHING HEREIN SHALL INSURE AGAINST LOSS OR DAMAGE RESULTING FROM SUBSIDENCE.
3. BUILDING AND SETBACK LINES OF 20 FEET AS RECORDED IN MAP BOOK 18, PAGE 61, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. 20 FOOT GREEN BELT EASEMENT ON SOUTH LOT LINE AS PER PLAT.
5. 20 FOOT DRAINAGE EASEMENT ALONG WEST LOT LINE AS PER PLAT.
6. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 103, PAGE 146; DEED BOOK 161, PAGE 143; DEED BOOK 179, PAGE 384; DEED BOOK 194, PAGE 67; DEED BOOK 198, PAGE 509 AND REAL BOOK 59, PAGE 339.
7. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 135, PAGE 362, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
8. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER TITH 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 DEED BOOK 196, PAGE 248, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. EASEMENT TO H. WALKER & ASSOCIATES AS RECORDED IN REAL BOOK 387, PAGE 246, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND 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 NO. 1993-35133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. EASEMENT TO ANNIE STUBBS AS RECORDED IN INSTRUMENT NO. 1992-30926, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. RESTRICTIONS AS SET OUT ON RECORDED PLAT.

\$167,373.00 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, **JOHN S. ROE and ROE/MEREDITH B.**, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of July, 2008.

John S. Roe acting by and through his attorney in fact, Meredith B. Roe

JOHN S. ROE acting by and through his attorney in fact, MEREDITH B. ROE

Meredith B. Roe

MEREDITH B. ROE

STATE OF ALABAMA)
COUNTY OF SHELBY)

20080730000307430 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/30/2008 03:49:41PM FILED/CERT

ACKNOWLEDGMENT

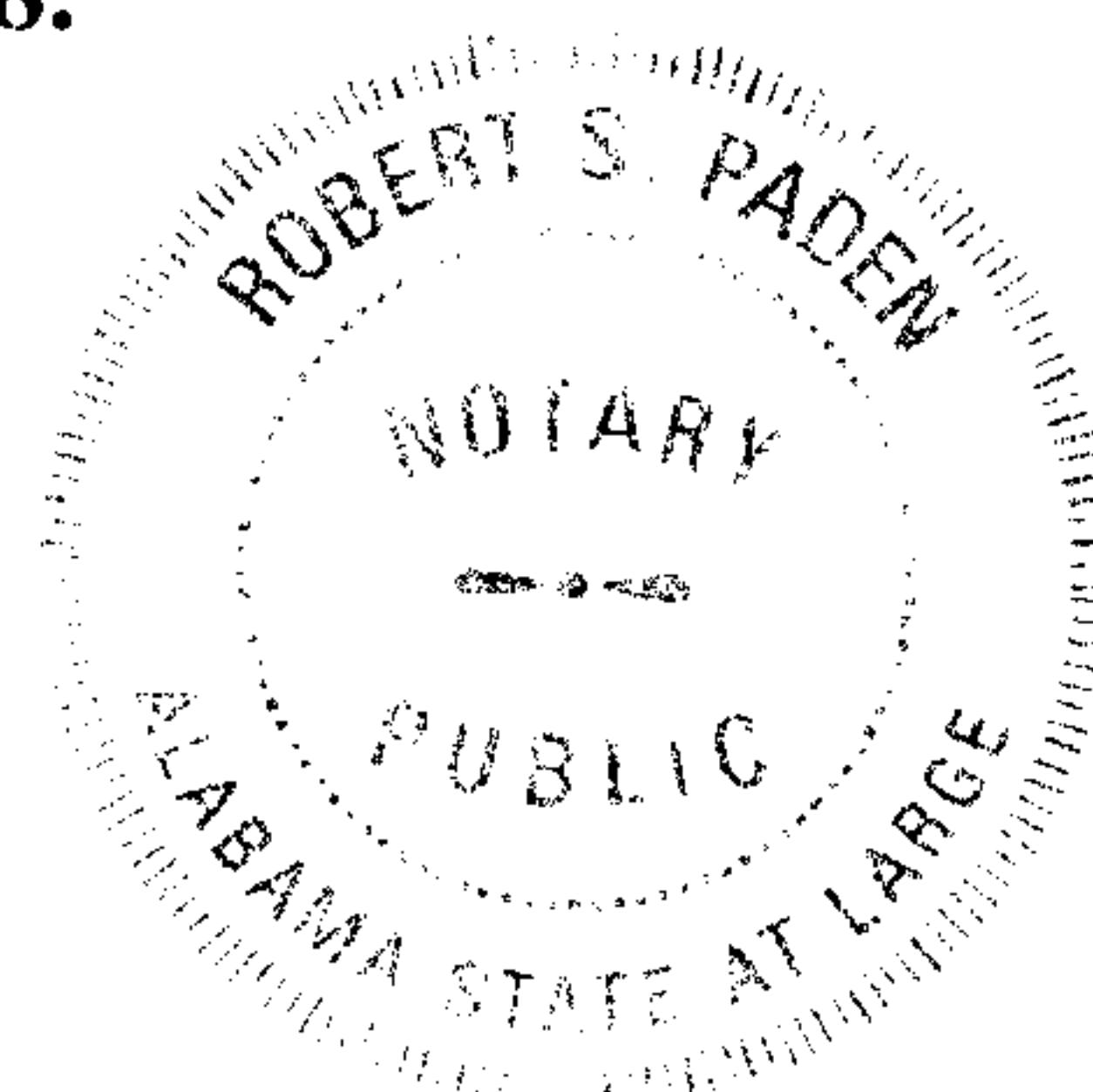
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **MEREDITH B. ROE** whose name(s) as attorney in fact for **JOHN S. ROE**, is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed 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 1ST day of JULY, 2008.

[Signature]

Notary Public

My commission expires: 7/16/10



STATE OF ALABAMA)
COUNTY OF SHELBY)

20080730000307430 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/30/2008 03:49:41PM FILED/CERT

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that MEREDITH B. ROE, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of JULY, 2008.



Notary Public

My commission expires: 7/14/10

