

910030

SEND TAX NOTICE TO:  
Susan L. Delaney and Jeremy B. Sodec  
242 Meadow Croft Circle  
Birmingham, Alabama 35242

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **One Hundred Sixty Five Thousand dollars & no cents (\$165,000.00)**  
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,  
**James A. Prentice and wife, Sandra N. Prentice** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto  
**Susan L. Delaney, an unmarried woman, and Jeremy B. Sodec, a married man** (herein referred to as **GRANTEE(S)**), as joint  
tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 42, ACCORDING TO THE SURVEY OF MEADOW BROOK  
TOWNHOMES, PHASE 2, 1ST SECTOR, AS RECORDED IN MAP BOOK 12,  
PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2010 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants  
and conditions of record, if any (3) Mineral and mining rights, if any.

\$0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously  
herewith.

Subject to:

1. Real estate taxes for the year 2009 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against  
subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil,  
gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and  
mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in  
Map Book 12, Page 41.
5. Right of Way to Alabama Power Company as recorded in Book 75, Page 649.
6. Sewer Easement as recorded in Real Book 58, Page 365.
7. Dedication for sewer to Cahaba Water Renovation Systems, Inc. recorded in Book 81, Page 352.
8. By-Laws of the Meadow Brook Townhomes Association recorded in Map Book 30, Page 905.
9. 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 Book 23, Page 621; Book 81, Page 323 and  
Book 362, Page 930 in the Probate Office of Shelby County, Alabama.
10. 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 Deed  
Book 66, Page 34 and Deed Book 28, Page 581.

20091102000407920 1/2 \$179.00  
Shelby Cnty Judge of Probate, AL  
11/02/2009 11:08:13 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP

*JP*

Shelby County, AL 11/02/2009

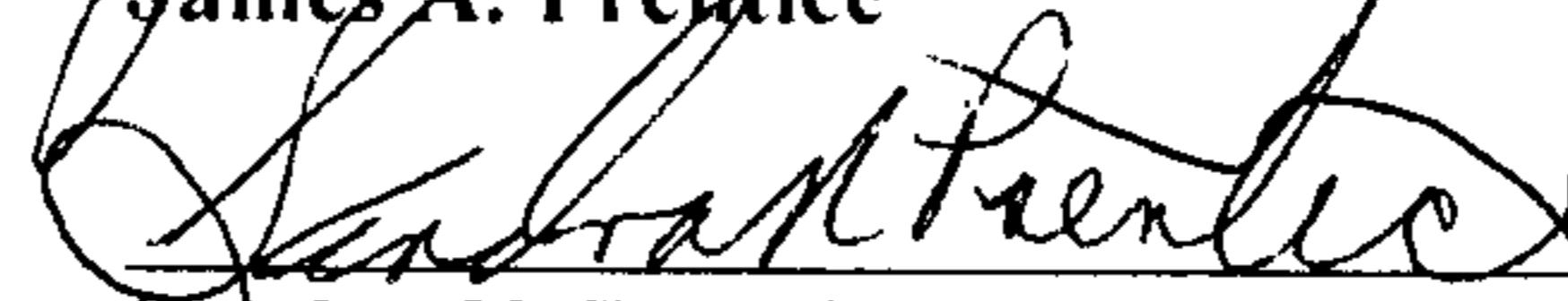
State of Alabama

Deed Tax : \$165.00

**TO HAVE AND TO HOLD** Unto the said **GRANTEE(S)** 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 **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF, GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **October 27, 2009**.

  
James A. Prentice (Seal)  
  
Sandra N. Prentice (Seal)

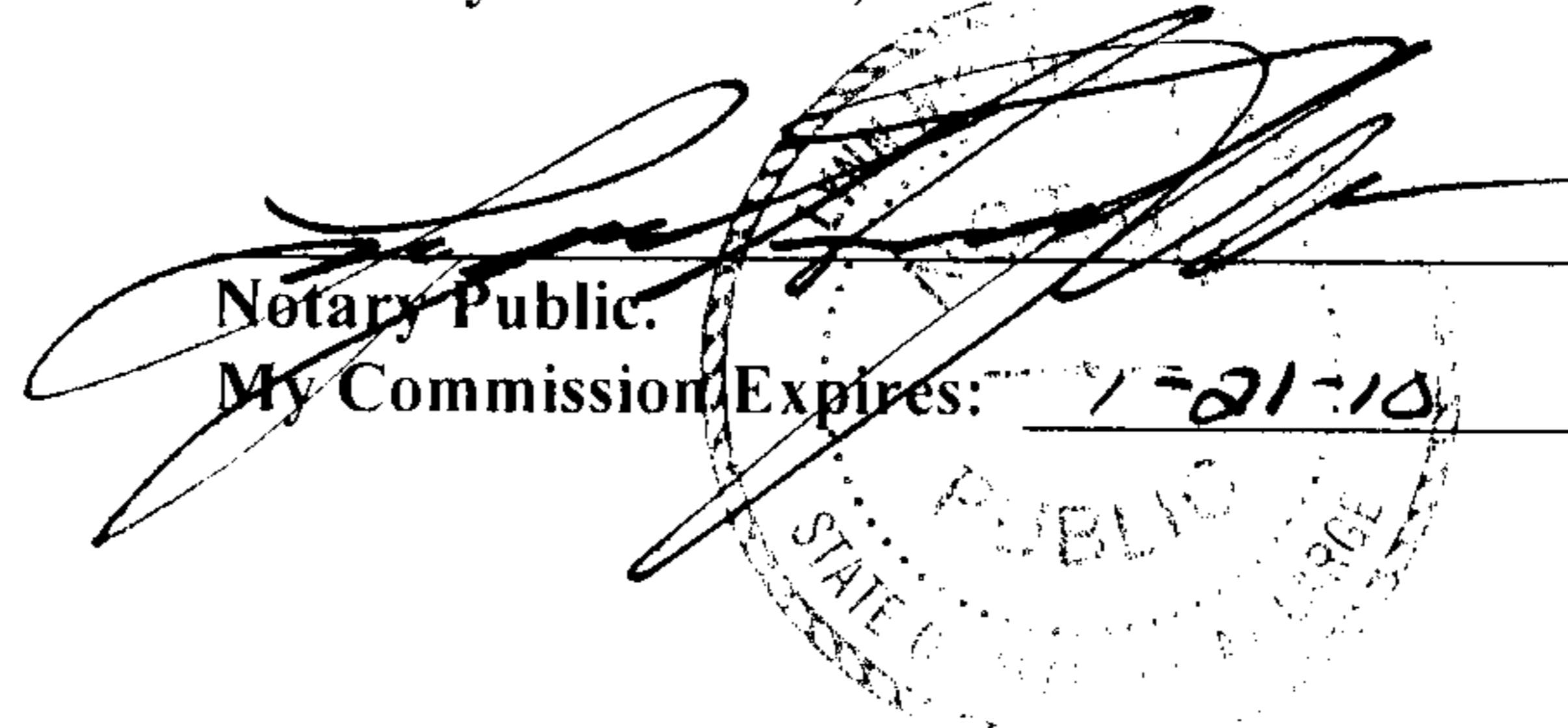
**STATE OF ALABAMA**

**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James A. Prentice and wife, Sandra N. Prentice, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2009.

  
Notary Public.  
My Commission Expires: 1-21-10 (Seal)