

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

VICTOR P. VALENTOUR, SR.  
124 WIXFORD WAY  
ALABASTER, AL 35007

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 ONE HUNDRED FIFTY and 00/100 (\$170,150.00) DOLLARS to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto VICTOR P. VALENTOUR, SR. and SUSAN M VALENTOUR, HUSBAND AND WIFE, (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 365, ACCORDING TO THE MAP OF WEATHERLY WIXFORD MOOR, SECTOR 24, RECORDED IN MAP BOOK 20, PAGE 144 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning on October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Restrictive covenants recorded in Inst. #1996-7634 in Probate Office of Shelby County, Alabama.
3. 20-foot building set back line from Wixford Way as shown on recorded map of said subdivision.
4. 10-foot utility easement across the Southeast side of said lot as shown on recorded map.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in deed recorded in Inst. #1996-9227 in Probate Office.
6. Easement to Weatherly Lands recorded in Inst. #1996-20243 in Probate Office

\$104,000.00 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.

07/02/1997-20702  
12:00 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 77.50

Inst # 1997-20702

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, JOE ROSE HOMEBUILDERS, INC., by its PRESIDENT, JOE ROSE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27th day of June, 1997.

JOE ROSE HOMEBUILDERS, INC.

By: Joe Rose Pres.  
JOE ROSE, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOE ROSE, whose name as PRESIDENT of JOE ROSE HOMEBUILDERS, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 27th day of June, 1997.

Margaret H. Hef  
Notary Public

My commission expires: 6/22/2001

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