

(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

JOHN W. RUTLEDGE
3813 BENT RIVER RD
BIRMINGHAM, AL 35216

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SIXTEEN THOUSAND FOUR HUNDRED EIGHTY ONE and 00/100 (\$216,481.00) DOLLARS to the undersigned grantor, L & P CONTRACTING, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY 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 JOHN W. RUTLEDGE and KELLI L. RUTLEDGE, 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 35A, ACCORDING TO A RESURVEY OF LOTS 34 AND 35, BENT RIVER COMMONS, 1ST SECTOR, AS RECORDED MAP BOOK 24, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. 30 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ON SOUTH SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS AS SHOWN ON RECORDED MAP.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1996-6492.

\$173,184.00 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 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

12/11/1998
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 54.50

their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, L & P CONTRACTING, L.L.C., by DAVID P. LEONARD AND JIMMIE E. PARKER its OWNER(s), who are authorized to execute this conveyance, has hereunto set their signature and seal, this the 25th day of November, 1998.

L & P CONTRACTING, L.L.C.

By:

DAVID P. LEONARD, ITS OWNER

By:

JIMMIE E. PARKER, ITS OWNER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID P. LEONARD AND JIMMIE E. PARKER, whose name as OWNER(S) of L & P CONTRACTING, L.L.C., an Alabama Limited Liability Company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 25th day of NOVEMBER, 1998.

[Signature]
Notary Public

My commission expires:

9-29-02

Inst # 1998-49351

12/11/1998-49351
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 54.50