

4401

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244-2893

CRAIG S. COOPER
101 BALENTREE DRIVE
CHELSEA, AL 35043
Inst # 1999-11477

STATE OF ALABAMA)

03/19/1999-11477
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR CRN 12.00

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINE THOUSAND NINE HUNDRED and 00/100 (\$109,900.00) DOLLARS to the undersigned grantor, AMERICAN HOMES & LAND CORPORATION in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto CRAIG S. COOPER and wife MELISSA S. COOPER, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 104, ACCORDING TO THE SURVEY OF BALENTREE LAKE, FIRST ADDITION, AS RECORDED IN MAP BOOK 22, PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH EASEMENT FOR FIELD LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 103, FIRST ADDITION TO BALENTREE LAKE FIRST ADDITION, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, IN MAP BOOK 22, PAGE 80, RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 103 FOR A DISTANCE OF 100.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 103; THENCE TURN AN ANGLE TO THE LEFT OF 92 DEGREES 20' 47" AND RUN IN A NORTHERLY DIRECTION ALONG THE LAST LINE OF SAID LOT 103 FOR A DISTANCE OF 102.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 148 DEGREES 00' AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 56.0 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 41 DEGREES 01' 40" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 73.43 FEET TO A POINT ON THE WEST LINE OF SAID LOT 103; THENCE TURN AN ANGLE TO THE LEFT OF 73 DEGREES 02' 40" AND RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LIEN OF SAID LOT 103 FOR A DISTANCE OF 29 FEET, MORE OR LESS TO THE POINT OF BEGINNING. SAID EASEMENT RECORDED IN INSTRUMENT #1999-09504 OF THE PROBATE RECORDS 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. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. OIL, GAS AND MINERALS AND ALL OTHER SUBSURFACE INTEREST IN, TO OR UNDER THE LAND HEREIN DESCRIBED.
4. EASEMENTS AND SET BACK LINES AS SHOWN ON SURVEY DATED FEBRUARY 26, 1999 BY LAURENCE D. WEYGAND, REG. P.E. & L.S. #10373, SURVEY ORDER #40903.

\$108,998.00 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
their heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the said GRANTOR, AMERICAN HOMES & LAND
CORPORATION, by its PRESIDENT, GARY W. THOMAS who is authorized to
execute this conveyance, has hereunto set its signature and seal,
this the 9th day of March, 1999.

AMERICAN HOMES & LAND CORPORATION

By


GARY W. THOMAS, 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 GARY W. THOMAS, whose name as
PRESIDENT of AMERICAN HOMES & LAND CORPORATION, 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 9th day of March, 1999.


Notary Public

My commission expires: 7/11/02

Inst # 1999-11477

03/19/1999-11477
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
ONE CM 12.00