

SEND TAX NOTICE TO:
Charles M. Holleman
Billie Y. Holleman
6161 Eagle Point Circle
Birmingham, Alabama 35242

This instrument was prepared by:
Patrick F. Smith, Attorney
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

Inst # 1999-35540

08/25/1999-35540
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
307.50

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Two Hundred Ninety-eight Thousand Nine Hundred and 00/100 Dollars (\$298,900.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, **Ever-Ridge Builders, Inc.** (hereinafter grantor), does grant, bargain, sell and convey unto **Charles M. Holleman and Billie Y. Holleman**, (hereinafter GRANTEES), all of Grantor's right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**, to wit:

Lot 842, according to the Survey of Eagle Point, 8th Sector - Phase 1, as recorded in Map Book 24, Page 127 A & B, in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.
Mineral and Mining rights excepted.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for itself and for its successors, transferees and assigns covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its successors, transferees and assigns shall warrant and defend the same to the said GRANTEES, and their respective heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused its duly elected and authorized officer to execute this instrument as the act of and on behalf of said corporation, on August 19, 1999.

Ever-Ridge Builders, Inc.


by: Pam Everidge
its: Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pam Everidge, whose name is signed to the foregoing conveyance as Vice President of Ever-Ridge Builders, Inc. and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily, and as the duly authorized representative of Ever-Ridge Builders, Inc. on the day the same bears date.

Given under my hand and official seal on August 19, 1999.


Notary Public

Commission Expires: 10/06/2001

