

This Instrument was prepared by:
R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

JOHN HALE

519 Mill Springs Circle
Birmingham, AL 35223

Inst # 1999-39366

STATE OF ALABAMA)

COUNTY OF SHELBY)

09/21/1999-39366
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 323.00

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

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED TWELVE THOUSAND AND NO/100 (\$312,000.00) DOLLARS to the undersigned

GRANTOR, L & P CONTRACTING, L.L.C., an Alabama Limited Liability Company (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, GRANTOR does by these presents, grant, bargain, sell and convey unto JOHN HALE and wife, SU HALE (hereinafter referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Mill Springs Estates, 1st Sector, as recorded in Map Book 24, page 116, in the Probate Office of Shelby County, Alabama..

SUBJECT TO:

1. All assessments and taxes for the year 1999 and all subsequent years.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 570 and Deed Book 220, Page 67.
3. Right of Way to Shelby County as recorded in Deed Book 216, Page 24.
4. Restrictive Covenants as recorded in Instrument No. 1999-03193.

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 we do for ourselves and for our successors and assigns covenant with the said

GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, administrators, successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Member, David P. Leonard, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of September, 1999.

L & P CONTRACTING, L.L.C.

By: 

DAVID P. LEONARD, ITS MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Robert S. Adam, a Notary Public, in and for said County in said State, hereby certify that DAVID P. LEONARD, whose name as MEMBER of L & P CONTRACTING, L.L.C., an Alabama Limited Liability Company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand this the 17th day of September 1999.


Notary Public

My commission expires: 7/11/02

Inst # 1999-39366

09/21/1999-39366
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 323.00