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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

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 H. CLINE  
6173 EAGLE POINT CIRCLE  
BIRMINGHAM, AL 35242

Inst # 2000-00896

01/10/2000-00896  
08:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 38.35

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 EIGHTY NINE THOUSAND NINE HUNDRED and 00/100 (\$289,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOHN CLINE, A MARRIED PERSON DBA HAMPTON HOMES (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN H. CLINE and SHANNON H. CLINE, 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 839, ACCORDING TO THE SURVEY OF EAGLE POINT, 8<sup>TH</sup> SECTOR, PHASE I, AS RECORDED IN MAP BOOK 24 PAGE 127 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM EAGLE POINT CIRCLE AS SHOWN BY PLAT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN DEED 206 PAGE 448 AND INST. #1998-49271 IN PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED 111 PAGE 408 AND DEED 149 PAGE 380 AND DEED 109 PAGE 70 IN PROBATE OFFICE.
6. EASEMENT(S) AS SHOWN BY INSTRUMENT RECORDED IN INST. #1994-20416 IN PROBATE OFFICE.

7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED 331 PAGE 262 AND DEED 81 PAGE 417 IN PROBATE OFFICE.
8. RELEASE(S) OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1996-26590 IN PROBATE OFFICE.
9. COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENT RECORDED IN MAP BOOK 24 PAGE 127 A & B IN PROBATE OFFICE.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 24 PAGE 127 A & B.
11. RIGHTS OF OTHERS TO USE IN AND TO EASEMENTS AND RIGHT(S)-OF-WAY(S) AS SET OUT BY INSTRUMENT(S) RECORDED IN DEED 290 PAGE 842 IN PROBATE OFFICE.
12. RESERVATIONS OF RIGHT OF WAY AS SET OUT IN INST. #1996-26590 IN PROBATE OFFICE.
13. RIGHTS OF OTHERS IN AND TO USE EASEMENTS AND RIGHT OF WAY AS SET OUT IN DEED 290 PAGE 848 IN PROBATE OFFICE.
14. EASEMENTS AS SET OUT IN INST. #1993-3817; INSTRUMENT #1996-2572 AND INST. #1996-26590 IN PROBATE OFFICE.
15. EASEMENTS AND RIGHTS OF WAY FOR ROADS AND UTILITIES AS SET OUT IN CONDEMNATION CASE NUMBER 19-278 AND LIS PENDENS BOOK 42, PAGE 263, (REFILED IN INST. #1993-03429) AND IN LIS PENDENS BOOK 42 PAGE 303 (REFILED IN INST. #1992-3427) AND AMENDED IN LIS PENDENS BOOK 42 PAGE 287 (REFILED IN INST. #1992-3428) AS SET OUT IN INST. #1993-8450 IN PROBATE OFFICE.

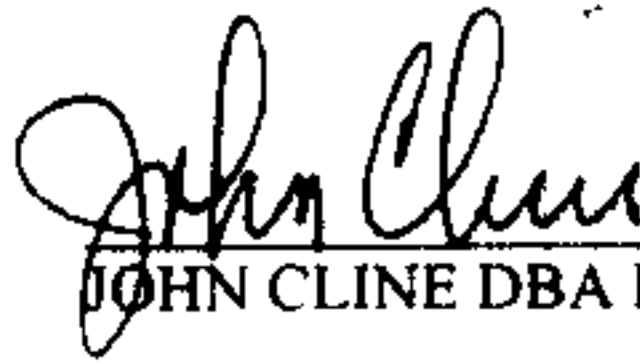
SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTEE NOR HIS RESPECTIVE SPOUSE.

\$245,000.00 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, JOHN CLINE, A MARRIED PERSON DBA HAMPTON HOMES, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of December, 1999.

  
JOHN CLINE DBA HAMPTON HOMES

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN CLINE, A MARRIED PERSON DBA HAMPTON HOMES, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of December, 1999.

  
Notary Public

My commission expires: 7/11/02

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