

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

WANDA L. POWELL
309 SAVANNAH CLUB DRIVE
CALERA, AL 35040

Inst • 2000-05788

02/24/2000-05788
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
1999 MS

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY ONE THOUSAND FIVE HUNDRED FORTY FIVE and 00/100 (\$161,545.00) DOLLARS to the undersigned grantor, HAMPTON HOMES, INC. a corporation, 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 WANDA L. POWELL, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 351, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR 1, PHASE 1, AS RECORDED IN MAP BOOK 25, PAGE 114, 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 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 20 FEET RESERVED FROM SAVANNAH CLUB DRIVE AS SHOWN BY PLAT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1999-25577 IN PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 171 PAGE 279 IN PROBATE OFFICE.
6. RIGHTS TO OTHERS TO USE ACCESS EASEMENT AS SET OUT IN DEED BOOK 170 PAGE 169 IN THE PROBATE OFFICE.
7. RIGHTS RESERVED BY THE GRANTORS IN DEED BOOK 170 PAGE 169 TO KEEP A GATE, AS TO ACCESS ROAD.
8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 25 PAGE 114.

\$129,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

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, HAMPTON HOMES, INC., by its PRESIDENT, JOHN H. CLINE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 16th day of February, 2000.

HAMPTON HOMES, INC.
By: 
JOHN H. CLINE, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN H. CLINE, whose name as PRESIDENT of HAMPTON HOMES, INC., 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 16th day of FEBRUARY, 2000.



Notary Public

My commission expires: 9.29.02

Inst # 2000-05788

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SHELBY COUNTY JUDGE OF PROBATE
002 WMS 43.50