

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
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Birmingham, Alabama 35244

DEROK CORNWELL
138 SAVANNAH LANE
CALERA, AL 35040

Inst # 2000-42775

12/12/2000-42775
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 15.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY THREE THOUSAND FIVE HUNDRED and 00/100 (\$143,500.00) DOLLARS to the undersigned grantor, HAMPTON HOMES, INC. 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 DEROK CORNWELL and CHRISTI CORNWELL, 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 305, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR IV, PHASE I, AS RECORDED IN MAP BOOK 26, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. BUILDING AND SETBACK LINES OF 20 FEET FROM SAVANNAH LANE AS RECORDED PER PLAT.
3. RIGHT OF WAY TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 90, PAGE 477.
4. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 171, PAGE 279.
5. ANNEXED TO THE CITY OF CALERA AS RECORDED IN INSTRUMENT #1998-10745.
6. SUBJECT TO COVENANTS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT #2000-1055, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

\$142,326.00 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, 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 5th day of December, 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 5th day of December, 2000.



Notary Public

My commission expires: 9.29.01

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