

(RECORDING INFORMATION ONLY ABOVE THIS LINE)
This Instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

IKE LEE BEASLEY
107 HIDDEN CREEK COVE
PELHAM, ALABAMA 35124

Inst # 2001-25546

06/21/2001-25546
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
16.00
002 CJ1

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 FOUR THOUSAND SEVEN HUNDRED EIGHTY FIVE and 00/100 (\$104,785.00) DOLLARS to the undersigned grantor, JOE ROSE HOMEBUILDERS, 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 IKE LEE BEASLEY, and wife, HAROLYN L. BEASLEY, (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 51, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49 in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Taxes, assessments or dues from the local district for the year 2001, and subsequent years.
2. 15 foot building setback line from Hidden Creek Cove and 10 foot easement on East rear of property line of said lot as shown on the recorded map of said subdivision.
3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument # 1998-03074, amended in Instrument # 1998-03075; Instrument # 1998-03077 and Instrument # 1999-1568, amended in Instrument # 1998-23229 and amended and supplemented in Instrument # 2000-8567 and amended in Instrument # 2000-41083.
4. Easement to Plantation Pipe Line as recorded in Deed Book 306, Page 416; Deed Book 252, Page 603 and Deed Book 229, Page 335.
5. Plantation Pipeline right of way across rear of said property as shown on recorded map of said subdivision.

\$103,124.00 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, JOE ROSE HOMEBUILDERS, INC., by its PRESIDENT, JOE ROSE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 25th day of May, 2001.

JOE ROSE HOMEBUILDERS, INC.

By: 
JOE ROSE, 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 JOE ROSE, whose name as PRESIDENT of JOE ROSE HOMEBUILDERS, 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 25th day of May, 2001.


Notary Public

My commission expires: 7/1/02

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