

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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SEND TAX NOTICE TO:

BRENT OWINGS' . . .
445 CAMBRIAN RIDGE TRAIL
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY FIVE THOUSAND NINE HUNDRED and 00/100 (\$85,900.00) DOLLARS to the undersigned grantor, B & S LAND DEVELOPMENT, 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 BRENT OWINGS and CANDICE HOOPS, (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 62, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, PHASE 3, AS RECORDED IN MAP BOOK 21 PAGE 147 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due payable until October 1, 1997.
2. Building setback line of 15 feet reserved from Cambrian Ridge Trail as shown by plat.
3. Easements as shown by recorded plat, including a 15 foot easement on the Northeasterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1996-40563 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127 page 375 in Probate Office.
6. Mineral and mining rights being assessed by Ruth Purvis Worrell.
7. Restrictions, limitations and conditions as set out in Map Book 21 Page 147.
8. Rights of owners of property adjoining property in and the to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

\$83,947.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

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, B & S LAND DEVELOPMENT, INC., by ALVA BATTLE its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2nd day of June, 1997.

B & S LAND DEVELOPMENT, INC.

By: Alva Battle

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALVA BATTLE, whose name as PRESIDENT of B & S LAND DEVELOPMENT, 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 4TH day of JUNE, 1997.

Maureen H. Harkins
Notary Public

My commission expires: 8/22/2001

Inst # 1997-18487

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