

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

KATHY B. MALDONADO
128 KENTWOOD TRAIL
ALABASTER, AL 35007

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 SEVEN THOUSAND and 00/100 (\$147,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAN TUCK HOMES, INC. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KATHY B. MALDONADO AND JOE MALDONADO, 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 132, ACCORDING TO THE SURVEY OF KENTWOOD, 3RD ADDITION, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1997 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1998.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENT OVER THE NORTH 7.5 FEET OF SAID PARCEL FOR SAID PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AS SHOWN ON RECORDED MAP.
4. 30 FOOT BUILDING RESTRICTION LINE FROM KENTWOOD TRAIL AS SHOWN ON RECORDED MAP.
5. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED UNDER INSTRUMENT NUMBER 1995-25822.
6. RIGHT-OF-WAY GRANTED ALABAMA POWER COMPANY RECORDED IN DEED BOOK 217, PAGE 418.
7. RIGHT-OF-WAY GRANTED SHELBY COUNTY RECORDED IN DEED BOOK 216, PAGE 584.

\$120,105.00 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

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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, DAN TUCK HOMES, INC., have hereunto set his, her or their signature(s) and seal(s), this the 31st day of October, 1997.


DAN TUCK HOMES, INC.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAN TUCK HOMES, INC., 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 31st day of October, 1997.


Notary Public

My commission expires: 7/16/98

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