

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

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Birmingham, Alabama 35244

FELIX MENDOSA
1047 WYNDHAM LANE
HELENA, AL 3080

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY FOUR THOUSAND SEVEN HUNDRED FIFTY DOLLARS and 00/100 (\$94,750.00) 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 FELIX MENDOSA and NOEMI MENDOSA, (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 79, according to the Survey of Wyndham Wilkerson Sector, as recorded in Map Book 22, page 143, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien but are not yet due and payable until October 1, 1998.
2. 20 foot building line, as shown by recorded Map.
3. 10 foot Easement on rear, as shown by recorded Map.
4. Restrictions as shown by Recorded Map.
5. Declaration of Protective Covenants as recorded in Instrument 1997-24870, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.
6. Sinkhole prone area as referred to in Declaration of Protective Covenants recorded in Instrument 1997-24870 in the Probate Office of Shelby County, Alabama.
7. Easement to Town of Helena, recorded in Deed Book 305, Page 400, Deed Book 305, Page 392, Deed Book 305, Page 396, Deed Book 305, Page 398 and Deed Book 305, Page 402 in the Probate Office of Shelby County, Alabama.
8. Easement to Plantation Pipeline Company, recorded in Deed Book 258, Page 49, Deed Book 113, Page 61, Deed Book 180, Page 192, Deed Book 258, Page 47, Deed Book 258, Page 49, and Deed Book 180, Page 192 in the Probate Office of Shelby County, Alabama.

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9. Easement recorded in Deed Book 311, Page 153, in the Probate Office of Shelby County, Alabama.
10. Right of ingress and egress as recorded in Real 192, Page 743, Real 250, Page 892, Real 250, Page 894, and Real 251, Page 602 in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded in Deed Book 324, Page 362, in the Probate Office of Shelby County, Alabama.
12. Easement to Southern Natural Gas, recorded in Deed Book 88, Page 551, Deed Book 146, Page 301, Deed Book 147, Page 579, and Deed Book 213, Page 155 in the Probate Office of Shelby County, Alabama.
13. Easement for Alabama Power Company recorded in Real 142, Page 221, Real 183, Page 230, Real 230, Page 774, and Real 1, Page 332, in the Probate Office of Shelby County, Alabama.
14. Right of way to Shelby County, recorded in Volume 154, Page 384, in the Probate Office of Shelby County, Alabama.
15. Terms and conditions of that certain agreement re: Covenants and Agreements for consulting fees as shown by instruments recorded in Instrument 1997-94 and Instrument 1997-27775 in the Probate Office of Shelby County, Alabama.

\$ 90,000.00 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 9th day of December, 1997.

JOE ROSE HOMEBUILDERS, INC.

By: 

JOE ROSE, PRESIDENT

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