

3612

Inst # 1998-14881

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

JOHN DENOON POWELL
108 CANTER WAY
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 TWO HUNDRED FORTY SEVEN THOUSAND ONE HUNDRED and 00/100 (\$247,100.00) DOLLARS to the undersigned grantor, REID BUILT HOMES, AN ALABAMA GENERAL PARTNERSHIP, 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 JOHN DENOON POWELL and JOYCE M. PUNCH-POWELL, 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:

UNIT 30, IN THE SADDLE LAKE FARMS CONDOMINIUM, A CONDOMINIUM, LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 1995-17533 AND ARTICLES OF INCORPORATION OF SADDLE LAKE FARMS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT 1995-17530, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED 1/174 INTEREST IN THE COMMON ELEMENTS OF SADDLE LAKE FARMS CONDOMINIUM AS SET OUT IN THE SAID DECLARATION OF CONDOMINIUM, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF SADDLE LAKE FARMS CONDOMINIUM AS RECORDED IN MAP BOOK 20, PAGE 20 A & B, 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. Building setback line of 30 feet reserved from Canter Way as shown by plat.
3. Easements as shown by recorded plat, including 10 feet along the Southerly and Southwesterly sides and 20 feet along the Easterly side of lot.
4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35/8/1 et seq. Code of Alabama 1975, and the "Alabama Uniform Condominium Act of 1991", Chapter 8a, Section 35-8a-101 et seq, Code of Alabama, 1975; and set forth in the Declaration of Condominium, and the other applicable and related documents creating and regulating the subject condominium and its use.

Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 343 page 920 in Probate Office.

04/27/1998-14881
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
63.00

6. Agreement with Alabama Power Company as to underground cables recorded in Real 28 page 765 and covenants pertaining thereto recorded in Deed in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 60 page 109 in Probate Office.
8. Rights of owners of property adjoining in and 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.
9. Restrictions, limitations and conditions as set out in Map Book 20 page 20 A & B.
10. Declaration of Condominium as recorded in Inst. #1995-17533 and Articles of Incorporation of Saddle Creek Lake Farms Association, Inc., as recorded in Inst. #1995-17530 in the Probate Office of Shelby County, Alabama together with an undivided 1/174 interest in the common elements of Saddle Lake Farm Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20 page 20 A & B in the Probate Office.

\$197,680.00 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, REID BUILT HOMES, by its PARTNER, CHRISTIAN L. REID and CARL R. REID, by its PARTNER, who are authorized to execute this conveyance, have hereunto set their signature and seals, this the 23rd day of April, 1998.

REID BUILT HOMES

By: 

CHRISTIAN L. REID, PARTNER

By: 

CARL R. REID, PARTNER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHRISTIAN L. REID, whose name as GENERAL PARTNER of REID BUILT HOMES, an Alabama general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 23rd day of April, 1998.


Notary Public

My commission expires: 7/16/98

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CARL R. REID, whose name as GENERAL PARTNER of REID BUILT HOMES, an Alabama general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 23rd day of April, 1998.


Notary Public

My commission expires: 7/16/98

Inst # 1998-14881

Inst # 1998-14881

04/27/1998-14881
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 63.00