

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

R9804-2255

This Instrument was
prepared by:

TURNER, NORTON & JERNIGAN, L.L.C.
Attorneys At Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

LONNIE WILSON
194 WOODBROOK DRIVE
COLUMBIANA, ALABAMA 35051

Inst # 1998-17905

05/15/1998-17905
10:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
JCC 200
302 MCC

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 THIRTY TWO THOUSAND SIX HUNDRED and 00/100 (\$132,600.00) DOLLARS** to the undersigned grantor, **WRIGHT HOMES, 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 **LONNIE WILSON and CATHY B. WILSON, 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 NO. 3, ACCORDING TO THE SURVEY OF MCFADDEN ESTATES, AS RECORDED IN MAP BOOK 20, PAGE 142, IN THE OFFICE OF THE JUDGE OF PROBATE 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. Restrictions as set forth in deed recorded in Instrument 1997-27631.
3. Non-exclusive easement for ingress and egress, utilities, drainage systems, and cable television recorded in Instrument #1997-7969.
4. Right of way in favor of David E. McFadden recorded in Instrument 1996-4303.
5. Restrictions as set forth in deed recorded in Real Volume 291, Page 375 and Instrument #1997-11750.
6. Easement for ingress and egress recorded in Real Volume 291, Page 375.
7. Restrictions as set forth by record plat recorded in Map Book 20, page 152.
8. Easement in favor of Alabama Power Company in Deed Volume 240, Page 453 and Page 454.
9. Transmission line permit to Alabama Power Company in Deed Book 177, page 363.
10. Coal, oil, gas and mineral and mining rights and all rights incident thereto including release of damages are not owned by the grantor.

\$105,000.00 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, WRIGHT HOMES, INC., by its **PRESIDENT, RICHARD A. WRIGHT** who is authorized to execute this conveyance, has hereunto set its signature and seal, this the **27th** day of **April, 1998**.

WRIGHT HOMES, INC.

By:


RICHARD A. WRIGHT, PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RICHARD A. WRIGHT**, whose name as **PRESIDENT** of **WRIGHT HOMES, 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 **27th** day of **April, 1998**.


Notary Public

My commission expires: **12-4-99**

Inst. # 1998 17905

05/15/1998-17905
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCN 39.00