

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

MARK PEVEY
159 GRANDE VIEW LANE
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 FIFTY NINE THOUSAND THREE HUNDRED and 00/100 (\$159,300.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARK PEVEY AND CATHI Z. PEVEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MARK PEVEY and CATHI Z. PEVEY, 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 8, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 2ND ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 66, IN THE OFFICE OF THE JUDGE OF PROBATE 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. A 30 FOOT BUILDING SET BACK LINE AS SHOWN BY RECORDED PLAT.
3. A 10 FOOT EASEMENT ALONG REAR AS SHOWN BY RECORDED PLAT.
4. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT #1995-5892, INSTRUMENT #1995-28543 AMENDED BY INSTRUMENT #1995-28544; INSTRUMENT #1996-37928, INSTRUMENT #1996-37959 AND INSTRUMENT #1996-03407, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHTS, EASEMENTS, RESTRICTIONS OR COVENANTS RECORDED IN VOLUME 294, PAGE 570, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN INSTRUMENT #1995-26505, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND TITLE GRANTED BY GRANTOR RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT DATED FEBRUARY 25, 1991 AND SEPTEMBER 4, 1990, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS AND TITLE GRANTED BY GRANTOR TO CITY OF ALABASTER BY INSTRUMENT DATED MARCH 13, 1986, IN THE PROBATE OFFICE OF SHELBY COUNTY,

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10:41 AM
SHELBY COUNTY
JUDGE OF PROBATE
10/13/98

ALABAMA.

9. ARTICLES OF INCORPORATION AND BY-LAWS OF GRANDE VIEW ESTATES HOMEOWNER'S ASSOCIATION, INC. IN INSTRUMENT #1995-05890 AND INSTRUMENT #1995-05891.
10. RELEASE OF DAMAGES AS SHOWN BY RECORDED PLAT IN PLAT BOOK 20, PAGE 66.


\$127,000.00 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 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, MARK PEVEY AND CATHI Z. PEVEY, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of September, 1998.



MARK PEVEY


CATHI Z. PEVEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARK PEVEY AND CATHI Z. PEVEY, 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 25th day of September, 1998.



Notary Public

My commission expires: 7/11/02

Inst # 1998-39603

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10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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