4253

Inst # 1998-49344

(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:

JOE A. YOUNG, JR.
3101 BRADFORD PLACE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED TWENTY FIVE THOUSAND and 00/100 ($325,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, HUBERT W. GREENE, JR. and MARIE M. GREENE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOE A. YOUNG, JR. and PATTI YOUNG, 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 1, BLOCK 1, OF WINDSOR ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, LESS AND EXCEPT THE FOLLOWING PART: BEGIN AT THE SE CORNER OF LOT 1, BLOCK 1, OF WINDSOR ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 88.76 FEET; THENCE 90 DEGREES LEFT IN A WESTERLY DIRECTION, A DISTANCE OF 25.00 FEET; THENCE 90 DEGREES LEFT, IN A SOUTHERLY DIRECTION, A DISTANCE OF 69.58 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 19.86 FEET, A DISTANCE OF 36.39 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.

2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED VOLUME 324, PAGE 87.

3. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 57, PAGE 767.

4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDEDX INH DEED VOLUME 129, PAGE 547, DEED VOLUME 277, PAGE 27, AND REAL VOLUME 65, PAGE 513.

5. RIGHT(S) OF WAY(S) TO SHELBY COUNTY, AS RECORDED IN VOLUME 177, PAGE 31.

6. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN REAL VOLUME 62, PAGE 605.

12/11/1998-49344
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 111.00

7. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 62, PAGE 608.

8. 40 FOOT BUILDING LINE FROM BRADFORD PLACE; A 10 FOOT EASEMENT ALONG THE NORTH AND EAST LOT LINES; AND A 20 FOOT EASEMENT OVER THE EAST AND SOUTH PORTION OF SAID LOT, ALL AS SHOWN ON RECORDED MAP.

9. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).

$225,000.00 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, HUBERT W. GREENE, JR. and MARIE M. GREENE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of December, 1998.

HUBERT W. GREENE, JR.

MARIE M. GREENE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HUBERT W. GREENE, JR. and MARIE M. GREENE, HUSBAND AND WIFE, 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 2nd day of December, 1998.

Notary Public

My commission expires: 9-29-02

~~Inst #~~ 1998-49344

12/11/1998-49344
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 111.00