

4305

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO: \_\_\_\_\_

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

MITZI G. BELMONT  
1206 WILKERSON CIRCLE  
HELENA, AL 35080

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 THOUSAND and 00/100 (\$100,000.00) DOLLARS to the undersigned grantor, R. WILKINS CONSTRUCTION, 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 MITZI G. BELMONT, JOINED BY HER HUSBAND, GEORGE P. BELMONT, (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 262, ACCORDING TO THE SURVEY OF WYNDHAM, WILKERSON SECTOR, PHASE III, AS RECORDED IN MAP BOOK 24, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET PAYABLE UNTIL OCTOBER 1, 1999.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS (PROVISIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, OR NATIONAL ORIGIN ARE OMITTED) PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1998/29728.
4. EASEMENT TO PLANTATION PIPELINE COMPANY AS RECORDED IN DEED BOOK 113, PAGE 61; DEED BOOK 180, PAGE 192; DEED BOOK 258, PAGE 47; DEED BOOK 258, PAGE 49; DEED BOOK 311, PAGE 153 AND DEED BOOK 180, PAGE 192.
5. RIGHTS OF INGRESS AND EGRESS AS RECORDED IN REAL VOLUME 192, PAGE 743; REAL VOLUME 250, PAGE 892; REAL VOLUME 250, PAGE 894 AND REAL VOLUME 251, PAGE 602.
6. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 324, PAGE 362, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
7. EASEMENT TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 88, PAGE 551; DEED BOOK 146, PAGE 301; DEED BOOK 147, PAGE 579 AND DEED BOOK 213, PAGE 155.
8. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 142, PAGE 221; REAL VOLUME 183, PAGE 230; REAL VOLUME 230, PAGE 774 AND REAL VOLUME 1, PAGE 332.

9. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN VOLUME 154, PAGE 384.
10. COVENANTS AND AGREEMENTS FOR CONSULTING FEES AS RECORDED IN INSTRUMENT # 1997/94 AND INSTRUMENT # 1997/27775.

\$95,000.00 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, R. WILKINS CONSTRUCTION, INC., by its PRESIDENT, ROGER WILKINS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 5th day of February, 1999.

R. WILKINS CONSTRUCTION, INC.

By: Roger Wilkins  
ROGER WILKINS, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROGER WILKINS, whose name as PRESIDENT of R. WILKINS CONSTRUCTION, 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 5th day of February, 1999.

[Signature]  
Notary Public

My commission expires: 9.29.02

02/10/1999-05741  
01:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 WMS 16.00

Inst # 1999-05741