

4474

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

KRAIG R. BROWN
142 LAKE DAVIDSON LANE
HELENA, AL 35080

Inst # 1999-15972

04/15/1999-15972

08:13 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

DOE CRM 15.00

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 FORTY FOUR THOUSAND THREE HUNDRED FORTY ONE and 00/100 (\$144,341.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, RONNIE MORTON, A MARRIED PERSON, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KRAIG R. BROWN and TRACI B. BROWN, 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 26, ACCORDING TO THE SURVEY OF OLD TOWN HELENA, A SINGLE FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 22, PAGE 26 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. ANY LOSS, CLAIM, DAMAGE OR EXPENSE INCLUDING ADDITIONAL TAX, IF ANY, DUE TO THE FACT THAT AD VALOREM TAXES FOR SUBJECT PROPERTY HAVE BEEN PAID UNDER A CURRENT USE ASSESSMENT. (SEE 1975 CODE OF ALABAMA SECTION 40-7-25.3)
3. BUILDING SETBACK LINE OF 15 FEET RESERVED FROM LAKE DAVIDSON LANE AS SHOWN BY PLAT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST #1997-9763 IN PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 57 PAGE 88; DEED BOOK 146 PAGE 304 AND DEED BOOK 177 PAGE 499 IN PROBATE OFFICE.
6. RIGHT(S)-OF-WAY(S) GRANTED TO L&N RAILROAD BY INSTRUMENT(S) RECORDED IN DEED BOOK 42 PAGE 629 IN PROBATE OFFICE.
7. EASEMENT(S) TO A T & T SHOWN BY INSTRUMENT RECORDED IN REAL 184 PAGE 22 IN PROBATE OFFICE.
8. EASEMENT(S) TO TOWN OF HELENA AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 187 PAGE 390; DEED BOOK 307 PAGE 815 AND DEED BOOK 310 PAGE 976 IN PROBATE OFFICE.
9. RIPARIAN RIGHTS, IF ANY, IN AND TO THE USE OF BUCK CREEK.

10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 22 PAGE 367.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THAT OF HIS SPOUSE.

\$140,450.00 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, RONNIE MORTON and JILL MORTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of March, 1999.


RONNIE MORTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RONNIE MORTON, A MARRIED PERSON, 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 31st day of March, 1999.


Notary Public

My commission expires: 7/1/02

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