

(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:

CYNTHIA L. BROCK  
116 COALES BRANCH DRIVE  
PELHAM, AL 35124

Inst # 1999-22425

05/28/1999-22425  
08:08 AM CERTIFIED

SHELBY COUNTY CLERK OF PROBATE

002 #45 11.53

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of EIGHTY SEVEN THOUSAND NINE HUNDRED and 00/100 (\$87,900.00) DOLLARS to the undersigned grantor, R. WILKINS CONSTRUCTION, INC. a corporation, 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 CYNTHIA L. BROCK, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF FIRST SECTOR, HIDDEN CREEK II, AS RECORDED IN MAP BOOK 24, PAGE 94, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. OIL, GAS AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.
3. EASEMENT TO PLANTATION PIPELINE AS RECORDED IN VOLUME 253, PAGE 572.
4. RESTRICTIONS, PUBLIC EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
5. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1993-3074; AMENDED IN INSTRUMENT #1998-23229; AND FURTHER AMENDED IN INSTRUMENT #1999-1568.

\$84,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

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 20th day of May, 1999.

R. WILKINS CONSTRUCTION, INC.

By: Roger Wilkins  
ROGER WILKINS, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

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 20TH day of MAY, 1999.

Robert S. Padgett  
Notary Public

My commission expires: 7/1/02

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SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 14.50