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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

SEND TAX NOTICE TO:

This Instrument was
Prepared by:

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

KIM A. WETTELAND
123 BOLTON LANE
COLUMBIANA, AL 35051

Inst. # 1999-22430
05/28/1999-22430
08:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
202 445 2100

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 SEVENTY NINE THOUSAND SIX HUNDRED and 00/100 (\$179,600.00) DOLLARS to the undersigned grantor, ALTON WRIGHT CONSTRUCTION in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto KIM A. WETTELAND and CHERIE WETTELAND, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SE 1/4, SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE PROCEED SOUTH 89 DEGREES 03 MINUTES 30 SECONDS WEST (MB) ALONG THE NORTH BOUNDARY OF THE NW 1/4 OF SE 1/4 AND NE 1/4 OF SW 1/4, SECTION 25, TOWNSHIP 21 SOUTH RANGE 1 WEST FOR A DISTANCE OF 2285.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET; THENCE TURN AN ANGLE OF 100 DEGREES 18 MINUTES TO THE LEFT AND PROCEED SOUTH 11 DEGREES 14 MINUTES 30 SECONDS EAST (MB) ALONG THE SAID WEST RIGHT OF WAY LINE OF WASHINGTON STREET, A DISTANCE OF 1295.51 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF BOLTON LANE; THENCE TURN AN ANGLE OF 100 DEGREES 18 MINUTES TO THE RIGHT AND PROCEED SOUTH 89 DEGREES 03 MINUTES 30 SECONDS WEST (MB) ALONG THE SAID SOUTH RIGHT OF WAY LINE OF BOLTON LANE FOR A DISTANCE OF 139.58 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN CONVEYED; THENCE CONTINUE SOUTH 89 DEGREES 03 MINUTES 30 SECONDS WEST (MB) ALONG THE SAID SOUTH RIGHT OF WAY LINE OF BOLTON LANE FOR A DISTANCE OF 145.00 FEET AT A POINT; THENCE TURN AN ANGLE OF 00 MINUTES TO THE LEFT AND PROCEED ALONG THE EAST BOUNDARY OF THE JONES LOT FOR A DISTANCE OF 200.00 FEET TO A POINT; THEN TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND PROCEED PARALLEL TO THE SAID SOUTH BOUNDARY OF BOLTON LANE FOR A DISTANCE OF 145.00 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND PROCEED FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. SAID LOT IS LYING IN THE NE 1/4 OF SW 1/4 AND SE 1/4 OF SW 1/4, SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST AND HAS A 50 FOOT BUILDING SET BACK RESTRICTION SOUTH OF THE SOUTH BOUNDARY OF THE SAID BOLTON LANE.

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 AND COVENANTS APPEARING OF RECORD IN VOLUME 248, PAGE 924 AND RECORDED IN VOLUME 356, PAGE 389.

\$169,600.00 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, ALTON WRIGHT CONSTRUCTION, by its PRESIDENT, ALTON WRIGHT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20th day of May, 1999.

ALTON WRIGHT CONSTRUCTION

By: Alton Wright
ALTON WRIGHT, 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 ALTON WRIGHT, whose name as PRESIDENT of ALTON WRIGHT CONSTRUCTION, 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.

M. M. V.
Notary Public

My commission expires: 9.29.02

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SHELBY COUNTY JUDGE OF PROBATE
002 MMS 21.00