

4542

(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

JENNIFER L. YATES  
2042 ASHLEY BROOK WAY  
HELENA, AL 35080  
Inst # 1999-24481

STATE OF ALABAMA)

COUNTY OF SHELBY)

06/10/1999-24481  
01:53 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SMA 11.50

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of EIGHTY ONE THOUSAND FOUR HUNDRED and 00/100 (\$81,400.00) DOLLARS to the undersigned grantor, OLD SOUTH BUILDERS, 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 JENNIFER L. YATES, 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 31, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22, PAGE 78, 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. BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 10 FOOT EASEMENT ON REAR FOR DRAINAGE, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1997-13189, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT RECORDED IN DEED BOOK 311, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN DEED BOOK 154, PAGE 384, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO THE TOWN OF HELENA RECORDED IN DEED BOOK 305, PAGE 394; DEED BOOK 305, PAGE 396; DEED BOOK 305, PAGE 398; DEED BOOK 305, PAGE 400 AND DEED BOOK 305, PAGE 402, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT TO PLANTATION PIPELINE COMPANY RECORDED IN DEED BOOK 113, PAGE 61; DEED BOOK 258, PAGE 49; DEED BOOK 180, PAGE 192 AND DEED BOOK 258, PAGE 47, 1 THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

9. EASEMENT TO SOUTHERN NATURAL GAS COMPANY RECORDED IN DEED BOOK 88, PAGE 551; DEED BOOK 146, PAGE 301; DEED BOOK 147, PAGE 579 AND DEED BOOK 213, PAGE 155, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN REAL 1, PAGE 332, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$81,358.00 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, OLD SOUTH BUILDERS, INC., by its PRESIDENT, TOMMY MAYSON who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of May, 1999.

OLD SOUTH BUILDERS, INC.

By:   
TOMMY MAYSON, 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 TOMMY MAYSON, whose name as PRESIDENT of OLD SOUTH BUILDERS, 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 28TH day of MAY, 1999.

  
Notary Public

My commission expires: 9.29.02

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