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Inst # 1999-24490
06/10/1999-24490
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 944 42.00

(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:

TIMOTHY J. OGLETREE
6166 VALLEY STATION CIRCLE
HOOVER, AL 35124

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 FIFTY THREE THOUSAND FIVE HUNDRED and 00/100 (\$153,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOHN B. MCREE and CINDY MCREE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TIMOTHY J. OGLETREE and CATHERINE C. OGLETREE, 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 45, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 3, AS RECORDED IN MAP BOOK 7, PAGE 159, 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. 35 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. 7.5 FOOT BUILDING LINE ALONG EAST AND WEST SIDE AS SHOWN ON RECORDED MAP.
4. 10 FOOT BUILDING LINE ALONG REAR AS SHOWN ON RECORDED MAP.
5. RESTRICTIONS AS RECORDED IN MISC. 31, PAGE 968; MISC. 32, PAGE 220 AND MISC. 38, PAGE 356.
6. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. 32, PAGE 214.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS, INCLUDING BUT NOT LIMITED TO THOSE AS SET OUT IN DEED BOOK 121, PAGE 294 AND DEED BOOK 313.



PAGE 409.

\$122,800.00 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, JOHN B. MCREE and CINDY MCREE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of May, 1999.


JOHN B. MCREE

CINDY MCREE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN B. MCREE and CINDY MCREE, HUSBAND AND WIFE, 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 28th day of May, 1999.


Notary Public

My commission expires: 7/1/02

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