

Inst # 1999-24546

06/10/1999-24546
03:15 PM CERTIFIED

(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:

LAURIE YAWN DICKINSON
1934 LEMON MINT DRIVE
BIRMINGHAM, AL 35244

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 EIGHTY THREE THOUSAND and 00/100 (\$183,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, TONY HONEYCUTT and LEIGH ANN HONEYCUTT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto THOMAS L. DICKINSON AND LAURIE YAWN DICKINSON, 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 34, ACCORDING TO THE SURVEY OF SECOND ADDITION TO RIVERCHASE WEST AS RECORDED IN MAP BOOK 7, PAGE 59 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 DUE, IN ANY, ARISING FROM OR DUE TO THE FACT THAT AD VALOREM TAXES FOR SUBJECT PROPERTY HAVE BEEN PAID UNDER A CURRENT USE ASSESSMENT.
3. OIL, GAS, PETROLEUM AND SULFUR, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, AS RESERVED IN DEED FROM WESLEY W. WEST, ET AL, TO GEORGE W. YOUNG, RECORDED IN DEED BOOK 127, PAGE 140 IN THE PROBATE OFFICE.
4. PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 312, PAGE 621 IN PROBATE OFFICE.
5. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. BOOK 25, PAGE 606 IN PROBATE OFFICE.
6. RESTRICTIVE COVENANTS REGARDING UNDERGROUND CABLES, RECORDED IN MISC. BOOK 25, PAGE 613 IN PROBATE OFFICE.

7. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) RECORDED IN MISC. BOOK 14, PAGE 536 AND AMENDED IN MISC. BOOK 17, PAGE 650 IN PROBATE OFFICE.
8. 20-FOOT UTILITY EASEMENT ACROSS THE WEST SIDE OF SAID LOT AND 10-FOOT UTILITY EASEMENT ACROSS THE NORTH SIDE OF SAID LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.

\$177,500.00 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, TONY HONEYCUTT and LEIGH ANN HONEYCUTT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of May, 1999.


TONY HONEYCUTT



LEIGH ANN HONEYCUTT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TONY HONEYCUTT and LEIGH ANN HONEYCUTT, 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
Inst # 1999-24546

My commission expires: 7/11/02

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SHELBY COUNTY JUDGE OF PROBATE
002 SMA 16.50