

4044

Inst # 1999-29927

(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

HENRY DOUGLAS LITTLE
113 WINDSTONE PARKWAY
CHELSEA, AL 35043

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 TWO THOUSAND NINE HUNDRED and 00/100 (\$152,900.00) DOLLARS to the undersigned grantor, ALTON WRIGHT CONSTRUCTION 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 HENRY DOUGLAS LITTLE and PATRICIA LYNNE LITTLE, 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 1, ACCORDING TO THE SURVEY OF WINDSTONE, AS RECORDED IN MAP BOOK 25, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

FROM THE SOUTHWEST CORNER OF SAID LOT 1, RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 24301 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND AND BEING THE POINT OF BEGINNING; THENCE CONTINUE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 202.19 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND AND BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE TURN AN ANGLE TO THE RIGHT OF 97 DEGREES 21 MINUTES 21 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 172.56 FEET TO AN EXISTING IRON REBAR BEING THE NORTHEAST CORNER OF SAID LOT 1 AND BEING ON A CURVE, SAID CURVE BEING CONCAVE IN A NORTHWESTERLY DIRECTION AND HAVING A DEFLECTION ANGLE OF 14 DEGREES 44 MINUTES 33.5 SECONDS AND A RADIUS OF 178.89 FEET; THENCE TURN AN ANGLE TO THE RIGHT (110 DEGREES 38 MINUTES 57 SECONDS TO THE CHORD OF SAID CURVE) AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALONG THE WEST RIGHT OF WAY LINE OF WINDSTONE PARKWAY FOR A DISTANCE OF 92.06 FEET TO THE POINT OF ENDING OF SAID CURVE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST RIGHT OF WAY LINE OF SAID WINDSTONE PARKWAY AND ALONG LINE TANGENT TO THE END OF SAID CURVE FOR A DISTANCE OF 57.0 FEET TO THE POINT OF BEGINNING OF A NEW CURVE, SAID NEW CURVE BEING CONCAVE IN A SOUTHEASTERLY DIRECTION AND HAVING A DEFLECTION ANGLE OF 8 DEGREES 20 MINUTES 31 SECONDS AND RADIUS OF 210.71 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST RIGHT OF WAY LINE OF SAID WINDSTONE PARKWAY FOR A DISTANCE OF 61.36 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE RIGHT OF 44 DEGREES 29 MINUTES 02 SECONDS FROM THE CHORD OF LAST MENTIONED CURVE AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 58.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

07/19/1999-29927
08:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 31.00

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. 25 FOOT BUILDING LINE AS SHOWN BY RECORDED MAP.
3. 10 FOOT EASEMENT ALONG REAR OF SUBJECT PROPERTY AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 1998-51875.

\$132,900.00 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 22nd day of June, 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 22ND day of JUNE, 1999.

JMV
Notary Public

My commission expires: 9.29.00

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