

44669

(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

CHRISTOPHER S. REAVES
500 HUNTER HILLS WAY
CHELSEA, AL 35043

Inst # 1999-29956

07/19/1999-29956
08:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH 15.50

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 FORTY FOUR THOUSAND NINE HUNDRED and 00/100 (\$144,900.00) 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 CHRISTOPHER S. REAVES and CHRISTY J. REAVES, 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 26, ACCORDING TO THE SURVEY OF HUNTER HILLS, PHASE THREE, AS RECORDED IN MAP BOOK 23, PAGE 79, 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. 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.
3. 30 FOOT BUILDING SET-BACK LINE AS SHOWN ON RECORDED MAP.
4. 7.5 FOOT EASEMENT ON SUBJECT PROPERTY AS SHOWN BY RECORDED MAP.
5. RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 1997-3803.

\$140,550.00 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 25th 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 25TH day of JUNE, 1999.

MMU
Notary Public

My commission expires: 9.29.00

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