

RA907-3537

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

R9907-3537TEN

This instrument was
prepared by:

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Attorneys At Law
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Suite 150
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

JAMES F. CLEVELAND
130 FAWN MEADOW LANE
WILSONVILLE, ALABAMA 35186

Inst # 1999-31956

STATE OF ALABAMA)

COUNTY OF SHELBY)

08/02/1999-31956
08:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CMH 49.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY TWO THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$142,900.00) DOLLARS** to the undersigned grantor, **WRIGHT HOMES, INC.** 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 **JAMES F. CLEVELAND and DEBRA J. CLEVELAND, 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:

LOTS 8 AND 9, ACCORDING TO THE SURVEY OF FAWN MEADOWS, AS RECORDED IN MAP BOOK 21, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THAT PORTION OF LOT 8, ACCORDING TO THE SURVEY OF FAWN MEADOWS AS RECORDED IN MAP BOOK 21, PAGE 130, PREVIOUSLY CONVEYED TO ROBERT AND JANET ARMSTRONG BY DEED RECORDED AS INSTRUMENT NO. 1997-29090 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 123, Page 52 and Deed Book 152, Page 191 in Probate Office.
3. Restrictive covenants as recorded in Inst. No. 1996-34973 in Probate Office.
4. Building set back lines and easements as shown on recorded map.

\$105,000.00 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, WRIGHT HOMES, INC., by its **PRESIDENT, RICHARD A. WRIGHT** who is authorized to execute this conveyance, has hereunto set its signature and seal, this the **22nd** day of **July, 1999**.

WRIGHT HOMES, INC.

By:


RICHARD A. WRIGHT, PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RICHARD A. WRIGHT**, whose name as **PRESIDENT** of **WRIGHT HOMES, 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 **22nd** day of **July, 1999**.


Notary Public

My commission expires: 1-26-03

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