

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MICHAEL KNIGHT  
2501 CRESTWOOD CIRCLE  
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-35719  
08/26/1999-35719  
09:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
FOR CDR 10.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED THIRTY FOUR THOUSAND and 00/100 (\$134,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, VINCENT MURRAY COOK and TAMMY EDGIL COOK, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL KNIGHT and NICOLE H. KNIGHT, 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 18, ACCORDING TO THE SURVEY OF CHAPARRAL, SECOND SECTOR, AS RECORDED IN MAP BOOK 8 PAGE 142 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM CRESTWOOD CIRCLE AS SHOWN BY PLAT. SAID SETBACK HAS BEEN VIOLATED IN THAT THE FRONT OF THE STRUCTURE EXTENDS OVER THE BUILDING SETBACK LINE, AS SHOWN ON THE SURVEY BY LAURENCE D. WEYGAND, DATED APRIL 20, 1984.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 10 FOOT EASEMENT ON THE NORTHERLY AND WESTERLY SIDE OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN MISC. BOOK 54 PAGE 160 IN PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 179 PAGE 380, DEED BOOK 234 PAGE 657 AND DEED BOOK 101 PAGE 550 IN PROBATE OFFICE.
6. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 329 PAGE 304 IN PROBATE OFFICE.

7. AGREEMENT IN REGARD TO WATER RIGHTS SET OUT IN DEED BOOK 229 PAGE 109 AND DEED BOOK 229 PAGE 112 IN THE PROBATE OFFICE.

\$127,300.00 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, VINCENT MURRAY COOK and TAMMY EDGIL COOK, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of August, 1999.

  
VINCENT MURRAY COOK

  
TAMMY EDGIL COOK

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that VINCENT MURRAY COOK and TAMMY EDGIL COOK, 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 23rd day of August, 1999.

  
Notary Public

My commission expires: 7/11/02

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