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(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:

BRADLEY D. SALVAGE
4735 SANDPIPER LANE
BIRMINGHAM, AL 35244

Inst # 1999-35784

STATE OF ALABAMA)

COUNTY OF SHELBY)

08/26/1999-35784
09:51 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY TWO THOUSAND ONE HUNDRED NINE and 00/100 (\$122,109.00) DOLLARS to the undersigned grantor, D. R. HORTON, INC.-BIRMINGHAM D/B/A REGENCY HOMES 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 BRADLEY D. SALVAGE and PATTI H. SALVAGE, 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 27, ACCORDING TO THE SURVEY OF THE VILLAGE AT BROOK HIGHLAND, AS RECORDED IN MAP BOOK 24, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998, BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. RESTRICTIONS AS SHOWN ON RECORDED MAP(S)
3. 15 FOOT UTILITY EASEMENT ALONG THE REAR LOT LINE, AS SHOWN ON RECORDED MAP.
4. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT #1998-8508 AND INSTRUMENT #1998-10374.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 220, PAGE 521 AND BOOK 220, PAGE 532.
6. RECIPROCAL EASEMENT AGREEMENT IN BOOK 125, PAGE 249 AND BOOK 199, PAGE 18.
7. BROOK HIGHLAND COMMON PROPERTY DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS IN BOOK 307, PAGE 950.
8. PROTECTIVE COVENANT FOR WATERSHED PROPERTY IN BOOK 194, PAGE 54.
9. DRAINAGE AGREEMENT IN BOOK 125, PAGE 238.

10. EASEMENT FOR SANITARY SEWER LINES AND WATER LINES IN BOOK 194, PAGE 1.
11. DEED AND BILL OF SALE TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM, IN BOOK 194, PAGE 43.
12. RESTRICTIVE AGREEMENT AND PROTECTIVE COVENANTS IN INSTRUMENT #1992-14567; BOOK 308, PAGE 1; INSTRUMENT #1993-32511 AND BOOK 220, PAGE 339.
13. AGREEMENT CONCERNING ELECTRIC SERVICE IN BOOK 306, PAGE 119.
14. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT # 1998-10373.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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.

IN WITNESS WHEREOF, the said GRANTOR, D.R. HORTON, INC.-BIRMINGHAM D/B/A REGENCY HOMES, by its ASSISTANT SECRETARY, CHARLES G. ARCARA who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 12th day of August, 1999.

D.R. HORTON, INC.-BIRMINGHAM D/B/A REGENCY HOMES

By: Charles G. Arcara
CHARLES G. ARCARA, ASSISTANT SECRETARY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES G. ARCARA, whose name as ASSISTANT SECRETARY of D.R. HORTON, INC.-BIRMINGHAM D/B/A REGENCY HOMES, 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 12th day of August, 1999.

[Signature]
Notary Public

My commission expires: 7/1/02

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SHELBY COUNTY JUDGE OF PROBATE
002 CSH 123.30