

4821

(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:

C. MARK SHADDIX
7614 SPENCER LANE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-35799

08/26/1999-35799

09:51 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 12.00

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY THOUSAND FIVE HUNDRED SIXTY and 00/100 (\$90,560.00) DOLLARS to the undersigned GRANTOR, AMERICAN HOMES AND LAND CORPORATION in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto C. MARK SHADDIX and STACEY A. SHADDIX, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 61, according to the Map and Survey of Wyndham Cottages, Phase I, as recorded in Map Book 25, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes, assessments or dues from the local district for the year 1999, and subsequent years.
2. Easement to Alabama Power Company as recorded in Real Book 1, Page 132.
3. Easement to public road as recorded in Deed Book 311, page 153.
4. Restrictions, public utility easements, and setback lines as shown on recorded map of said subdivision.
5. Reservation of mineral and mining rights in the instrument recorded in Deed Book 324, Page 362, together with the appurtenant rights to use the surface.
6. Easement to Town of Helena as recorded in Deed Book 305, Page 394; Deed Book 305, Page 396; Deed Book 305, Page 398; Deed Book 305, Page 400; and Deed Book 305, Page 402.
7. Right of way to Shelby County as recorded in Deed Book 154, Page 384.
8. Easement to Plantation Pipeline as recorded in Deed Book 258, Page 49; Deed Book 113, Page 61; Deed Book 180, Page 192 and Deed Book 258, Page 47.
9. Easement to Southern Natural Gas as recorded in Deed Book 88, Page 551; Deed Book 148, Page 301; Deed Book 147, Page 579 and Deed Book 213, Page 155.

10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions recorded in Instrument #1999-21062.

\$90,560.00 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.

IN WITNESS WHEREOF, the said GRANTOR, AMERICAN HOMES AND LAND CORPORATION, by its PRESIDENT, GARY W. THOMAS, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 13th day of August, 1999.

AMERICAN HOMES AND LAND CORPORATION

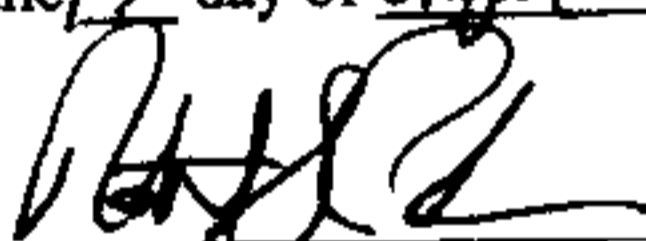
By: 
GARY W. THOMAS, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY W. THOMAS, whose name as PRESIDENT of AMERICAN HOMES AND LAND CORPORATION, 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 13 day of August, 1999.


Notary Public

My commission expires: 7/14/02

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002 CM 12.00