

(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

KENNETH R. JONES
208 SUNRISE COURT
ALABASTER, AL 35007

Inst # 1999-37919

09/09/1999-37919
11:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOR CMH 16.00

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 FIFTY THOUSAND TWO HUNDRED and 00/100 (\$150,200.00) DOLLARS to the undersigned grantor, WIN 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 KENNETH R. JONES and SHEILA S. JONES, 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 99, ACCORDING TO THE SURVEY OF STAGECOACH TRACE, FIRST SECTOR, AS RECORDED IN MAP BOOK 25 PAGE 24 A, B & C 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 DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. ANY LOSS, CLAIM, DAMAGE OR EXPENSE, INCLUDING ADDITION TAX DUE, IF ANY, DUE TO THE FACT THAT AD VALOREM TAXES FOR SUBJECT PROPERTY HAVE BEEN PAID UNDER A CURRENT USE ASSESSMENT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 7.5 FOOT EASEMENT ON THE SOUTHWESTERLY SIDE AND 7.5 FEET ON THE SOUTHEASTERLY SIDE OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1999.4656 AND INST. #1998-31624 IN PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 112 PAGE 458, DEED BOOK 123, PAGE 430, DEED BOOK 217 PAGE 752 IN PROBATE OFFICE.
6. RELEASE(S) OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1999-7369 IN PROBATE OFFICE.
7. COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENT RECORDED IN MAP BOOK 25 PAGE 24 A, B & C IN PROBATE OFFICE.

8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 25 PAGE 24 A, B & C.
9. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN INST. #1999-22219 IN PROBATE OFFICE.
10. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF SOUTHERN NATURAL GAS AS SHOWN BY INSTRUMENT(S) RECORDED IN INST. #1999-7883 IN PROBATE OFFICE.

\$145,650.00 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, WIN HOMES, INC., by its VICE PRESIDENT, BRETT G. WINFORD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of August, 1999.

WIN HOMES, INC.

By: 

BRETT G. WINFORD, VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

RP I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BRETT G. WINFORD, whose name as VICE PRESIDENT of WIN 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 24TH day of AUGUST, 1999.


Notary Public

My commission expires: 7/11/02

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