

R9909-3650

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

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This Instrument was
prepared by:

TURNER, NORTON & JERNIGAN, L.L.C.
Attorneys At Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

BOBBY R. COKER
4209 HIGHWAY 30
WILSONVILLE, AL 35186

Inst # 1999-38917
09/17/1999-38917
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
74.50

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 FIVE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$155,500.00) 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 **BOBBY R. COKER and TERRY C. COKER, 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:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, THENCE RUN NORTH 89 DEG. 34 MIN. 24 SEC. WEST FOR A DISTANCE OF 673.06 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEG., 34 MIN. 34 SEC. WEST FOR A DISTANCE OF 336.53 FEET; THENCE RUN SOUTH 01 DEG. 44 MIN. 43 SEC. EAST FOR A DISTANCE OF 1267.78 FEET TO THE NORTHERLY RIGHT OF WAY OF OLD MARDIS FERRY ROAD; THENCE RUN SOUTH 89 DEG. 34 MIN. 24 SEC. EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 54.15 FEET; THENCE RUN NORTH 01 DEG. 44 MIN. 43 SEC. WEST FOR A DISTANCE OF 484.60 FEET; THENCE RUN NORTH 56 DEG. 06 MIN. 40 SEC. EAST FOR A DISTANCE OF 331.40 FEET; THENCE RUN NORTH 01 DEG. 35 MIN. 29 SEC. WEST FOR A DISTANCE OF 586.16 FEET TO THE POINT OF BEGINNING.

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. Right of way in favor of Shelby County, Alabama recorded in Deed Book 223, page 658.
3. Coal, oil, gas and mineral and mining rights and all rights incident thereto including release of damages.
4. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record.

\$92,400.00 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 3rd day of **September, 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 3rd day of September, 1999.


Notary Public

My commission expires: 1-26-03

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