

4883

(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:

DONNIE S. CONTORNO
525 FIELDSTONE DRIVE
HELENA, AL 35080

Inst # 1999-41741

10/07/1999-41741
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.00
107 #5

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 and 00/100 (\$150,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, G. GLENN WALKER and BRENDA C. WALKER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DONNIE S. CONTORNO and TRACY L. CONTORNO, 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 70, ACCORDING TO THE SURVEY OF FIRST SECTOR OF FIELDSTONE PARK, AS RECORDED IN MAP BOOK 15, PAGE 89, IN THE PROBATE OFFICE OF THE JUDGE OF PROBATE 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. 30 FOOT BUILDING SETBACK LINE FROM FIELDSTONE DRIVE; 10 FOOT EASEMENT ALONG EASTERN PROPERTY LINE OF LOT; 7.5 FOOT EASEMENT ALONG SOUTHERN PROPERTY LINE; 10 FOOT EASEMENT ALONG WEST PROPERTY LINE AND 80 FOOT EASEMENT TO NATURAL GAS COMPANY EASEMENT CROSSES PROPERTY FROM EASTERN LINE TO NORTHERN LINE AS RECORDED ON MAP OF SAID SUBDIVISION.
3. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN REAL VOLUME 370, PAGE 9 AND REAL VOLUME 378, PAGE 706.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN INSTRUMENT #1992-26835.

\$120,000.00 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, G. GLENN WALKER and BRENDA C. WALKER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of September, 1999.


G. GLENN WALKER

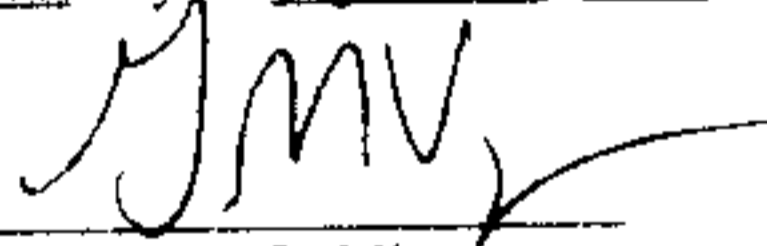

BRENDA C. WALKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that G. GLENN WALKER and BRENDA C. WALKER, 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 21st day of September, 1999.


Notary Public

My commission expires: 9 29

Inst # 1999-41741

10/07/1999-41741
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 41.00