

4891

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RANDALL E. HOUCK
1408 SECRETARIAT DRIVE
HELENA, AL 35080

Inst # 1999-41772

10/07/1999-41772
08:43 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
002 WMS 12:50

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 THIRTY THOUSAND and 00/100 (\$130,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BETTY AMANDA PAGE MULLINS, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RANDALL E. HOUCK and DREAMA D. HOUCK, 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 2, IN BLOCK 1, ACCORDING TO THE SURVEY OF DEARING DOWNS, SECOND ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 33, 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. 40 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ON REAR SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. 7.5 FOOT EASEMENT ON WEST SIDE OF LOT AS SHOWN ON RECORDED MAP.
5. RESTRICTIONS AS SHOWN ON RECORDED MAP.
6. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN SHELBY REAL 4, PAGE 385 AND SHELBY REAL 168, PAGE 109.
7. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN SHELBY REAL 6, PAGE 473.
8. RIGHT-OF-WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN SHELBY REAL 12, PAGE 166 AND SHELBY REAL 84, PAGE 199.

\$128,937.00 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, BETTY AMANDA PAGE MULLINS, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of September, 1999.


BETTY AMANDA PAGE MULLINS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BETTY AMANDA PAGE MULLINS, AN UNMARRIED PERSON, 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 28th day of September, 1999.


Notary Public

My commission expires: 9.29.02

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