

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
(Name) Dana M. Dixon & Nancy Bruce Dixon
(Address) 3829 Windhover Drive
Birmingham, AL 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, 9 9 1 4 / 6 2 8 4

That in consideration of Eighty-Four Thousand, Nine Hundred and no/100 DOLLARS

to the undersigned grantor Shelby Resources, Inc. a corporation,

(herein referred to as GRANTOR), 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

Dana M. Dixon and Nancy Bruce Dixon
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
Jefferson County, Alabama, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 82,353.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-47052

11/17/1999-47052
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

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 said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its _____ President,
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this _____ 3rd
day of November, 19 99.

Shelby Resources, Inc.

ATTEST:

Secretary

By Michael D. Phillips
President
Michael D. Phillips

STATE OF ALABAMA }
Shelby County }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that Michael D. Phillips, whose name as _____ President of
Shelby Resources, 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), (she), as such officer
and with full authority, executed the same voluntarily for and as the act of said corporation.
Given under my hand and official seal, this 3rd day of November, A.D. 19 99.

My Commission Expires:

Notary Public

EXHIBIT "A"

Unit 2, Building 5, in Windhover, a Condominium located at Old Rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium recorded July 23, 1975, in Real Volume 1197, Page 689, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, Page 1, in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real Volume 1200, Page 637; Real Volume 1385, Page 91, Real Volume 1388, Page 152, Real Volume 1564, Page 374, Real Volume 1573, Page 594, Real Volume 1632, Page 85 and Real Volume 1632, Page 93, in the Probate Office of Jefferson County, Alabama and in Misc. Book 12, Page 196, Misc. Book 18, Page 28, Misc. Book 18, Page 163, Misc. Book 24, Page 465, Misc. Book 24, Page 468, Misc. Book 26, Page 329 and in Misc. Book 26, Page 337, in the Probate Office of Shelby County, Alabama, together with an undivided interest in the common elements of Windhover, a Condominium, as set out in Exhibit B attached to said Declaration of Condominium, as it may have been or may hereafter be amended pursuant to said Declaration; said Unit being more particularly detailed in the plans and drawings of said Condominium as recorded in Map Book 107, Page 26, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 52, in the Probate Office of Shelby County, Alabama; as amended by revised or supplemental plans recorded in Map Book 107, Page 32, Map Book 111, Page 34, Map Book 115, Page 5, Map Book 116, Page 76 and in Map Book 116, Page 77, in the Probate Office of Jefferson County, Alabama and in Map Book 6, Page 55, Map Book 6, Page 133, Map Book 7, Page 41, Map Book 7, Page 81 and in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama.

State of Alabama - Jefferson County

I certify this instrument filed on:

1999 NOV 04 A.M. 09:20

Recorded and \$		Mtg. Tax
	3.00	
and \$	7.00	Deed Tax and Fee Amt.
		10.00
\$	Total \$	

GEORGE R. REYNOLDS, Judge of Probate



9914/6284

Inst # 1999-47052

11/17/1999-47052
09:55 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 12.00