

(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

ROBERT P. BRADLEY
1292 HIGHWAY 93
HELENA, AL 35080

Inst # 1999-49764
12/09/1999-49764
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 31.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THREE THOUSAND FIVE HUNDRED and 00/100 (\$203,500.00) 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 ROBERT P. BRADLEY and AMANDA G. BRADLEY, 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 1, ACCORDING TO THE SURVEY OF QUAIL RIDGE, AS RECORDED IN MAP BOOK 22, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 40 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 40 FOOT DRAINAGE EASEMENT ON SOUTHWEST CORNER AND 10 FOOT EASEMENT ON REAR AND EAST, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. STONE QUARRY RIGHTS TO BESSEMER, COAL, IRON AND LAND CO. AS MENTIONED IN INSTRUMENT #1993-6131 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT RECORDED IN INSTRUMENT #1993-6131 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA RECORDED IN VOLUME 222, PAGE 536 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. PERPETUAL MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT #1994-19359 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT #1997-5314 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RESTRICTIONS AND EASEMENTS RECORDED IN INSTRUMENT #1997-19419, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$183,150.00 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 29th day of November, 1999.

WIN HOMES, INC.

By: 
BRETT G. WINFORD, VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

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 29TH day of NOVEMBER, 1999.


Notary Public

My commission expires: 7/11/02

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