

4997

(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

GREGORY D. WILSON  
164 SILVERLEAF DRIVE  
PELHAM, AL 35244

Inst # 1999-52524

12/30/1999-52524  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
RJR CJH 75.00

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 SIXTY THREE THOUSAND NINE HUNDRED SEVENTY and 00/100 (\$263,970.00) DOLLARS to the undersigned grantor JONES QUALITY CONSTRUCTION, 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 GREGORY D. WILSON and TRACY G. WILSON, 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 20, ACCORDING TO THE SURVEY OF SILVERLEAF, PHASE 2, AS RECORDED IN MAP BOOK 24, PAGE 108, 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. 80 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 50 FOOT PLANTATION PIPELINE RIGHT OF WAY ON FRONT, AS SHOWN BY RECORDED MAP.
4. 5 FOOT EASEMENT ON FRONT, AS SHOWN BY RECORDED MAP.
5. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT #1998-20102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO LEVEL 3, LLC, RECORDED IN INSTRUMENT #1999-41328, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. COVENANT FOR STORM WATER RUNOFF CONTROL RECORDED IN INSTRUMENT #1999-0869, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$200,000.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEEES, 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, JONES QUALITY CONSTRUCTION, INC., by its PRESIDENT, BILLY R. JONES who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 10th day of December, 1999.

JONES QUALITY CONSTRUCTION, INC.

By   
BILLY R. JONES, 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 BILLY R. JONES, whose name as PRESIDENT of JONES QUALITY CONSTRUCTION, 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 10<sup>TH</sup> day of DECEMBER, 1999.



Notary Public

My commission expires: 9 29 02

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