

5000

(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:

JOHN D. LITTLE  
3132 BRADFORD PLACE  
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-52526  
12/30/1999-52526  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
602 CJ1 156.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of SEVEN HUNDRED TWENTY FOUR THOUSAND and 00/100 (\$724,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ISSAC DAVID, AN UNMARRIED PERSON and PATRICIA J. DAVID, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN D. LITTLE and MARGARET C. LITTLE, 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 9, BLOCK 2, ACCORDING TO THE SURVEY OF WINDSOR ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 132 A AND B, 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 SETBACK LINE AS SHOWN BY RECORDED MAP.
3. 10 FOOT EASEMENT ON REAR OF SUBJECT PROPERTY AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS RECORDED IN BOOK 57, PAGE 767.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 129, PAGE 547, DEED BOOK 277, PAGE 27 AND BOOK 65, PAGE 513.
6. AGREEMENT REGARDING ALABAMA POWER COMPANY AS RECORDED IN BOOK 62, PAGE 605.
7. RESTRICTIONS IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN BOOK 62, PAGE 608.
8. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS RECORDED IN DEED BOOK 177, PAGE 31.

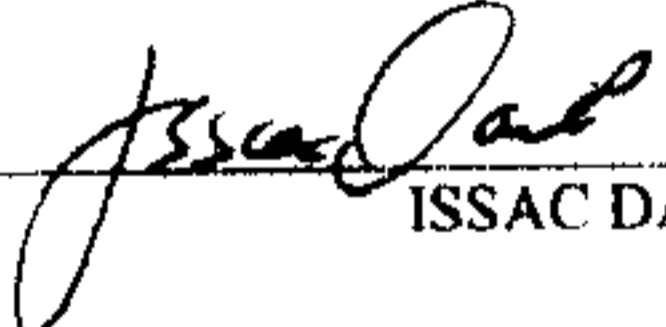
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 324, PAGE 87.

\$579,200.00 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, ISSAC DAVID, AN UNMARRIED PERSON and PATRICIA J. DAVID, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of December, 1999.

  
ISSAC DAVID

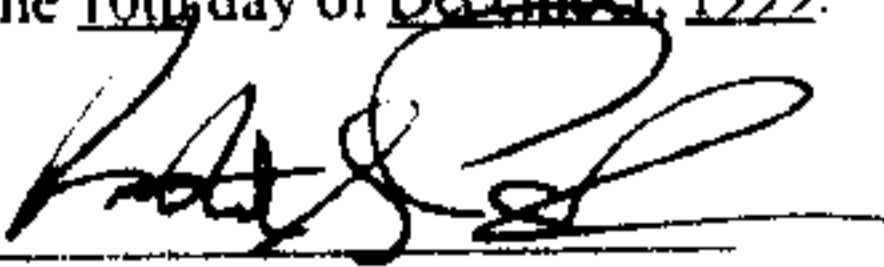
  
PATRICIA J. DAVID

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ISSAC DAVID, AN UNMARRIED PERSON and PATRICIA J. DAVID, 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 10th day of December, 1999.

  
Notary Public

My commission expires: 7/6/02

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