

5010

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOHN W. GORDON  
141 KENTWOOD LANE  
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-52534

12/30/1999-52534  
09:51 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
\$12.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FORTY TWO THOUSAND NINE HUNDRED and 00/100 (\$142,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GARY W. MANTOOTH and TAMARA R. MANTOOTH (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN W. GORDON and MISTY M. GORDON, 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 45, ACCORDING TO THE SURVEY OF KENTWOOD, FIRST ADDITION, AS RECORDED IN MAP BOOK 19 PAGE 75 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. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM KENTWOOD LANE AS SHOWN BY PLAT. SAID LINES HAS BEEN VIOLATED IN THAT THE STOOP OVERLAPS SAID LINE AS SHOWN BY THE SURVEY OF AMOS CORY DATED APRIL 24, 1995.
4. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ON THE WESTERLY SIDE OF LOT.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1993-32125 IN PROBATE OFFICE.
6. AGREEMENT FOR WATERLINE EASEMENT AS SET OUT IN INST. #1992-18725 IN PROBATE OFFICE.

\$142,128.00 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, GARY W. MANTOOTH and TAMARA R. MANTOOTH, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of December, 1999.

  
GARY W. MANTOOTH

  
TAMARA R. MANTOOTH

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY W. MANTOOTH and TAMARA R. MANTOOTH, 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 20th day of December, 1999.

  
Notary Public

My commission expires: 7/1/02

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SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 12.00