

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

W. Mont & Ruth Timmons
299 Linwood Road
Sterrett, AL 35147

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Sixty Two Thousand and 00/100 Dollars (\$262,000.00)** the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I/we, H & T Homebuilders, INC.

, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **W. Mont Timmons and wife, Ruth Timmons** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 436, according to the Survey of Forest Parks, 4th Sector, 2nd Phase, as recorded in Map Book 23, page 111 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

(Note: \$209,600.00 of the purchase price was paid with a mortgage loan closed simultaneously herewith.)

Subject to:

1. Taxes for the year 2000 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees, for and during their joint lives as joint tenants with right of survivorship and upon the death of either them, then to the survivor of them in fee simple and to the heirs and assigns of each such survivor forever, together with every contingent remainder and right of reversion.

And I do for H & T Homebuilders, and for our successors and assigns covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successor and assigns shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand and seal this 30 day of December, 1999.

H & T Homebuilders, Inc.

By: James W. Hamm
James W. Hamm, its President

State of Alabama)
Shelby County)

01/06/2000-00634
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 61.00

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **James W. Hamm**, whose name(s) as President of H & T Homebuilders, Inc. is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that being informed of the contents he executed the same voluntarily and with full authority, for and as the act of said corporation, on the day same bears date.

Given under my hand and seal this 30 day of December, in the year 1999

My Commission Expires:

3/21/2000
Notary Public