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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOE S. CRIBBS
6131 EAGLE POINT CIRCLE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 2000-04959

02/17/2000-04959
08:06 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 031 71.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED and 00/100 (\$329,900.00) DOLLARS to the undersigned grantor, HOLSOMBECK BUILDERS, 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 JOE S. CRIBBS and VERNESSA CRIBBS, 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 856, ACCORDING TO THE MAP AND SURVEY OF EAGLE POINT, 8TH SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 127 A&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. DECLARATION AND RESTRICTIONS AS RECORDED IN INSTRUMENT #1998-49271.
3. RESTRICTIONS OR COVENANTS AS RECORDED IN DEED BOOK 206, PAGE 448.
4. EASEMENT AND RIGHT OF WAY AS RECORDED IN DEED BOOK 290, PAGE 848.
5. EASEMENT AS RECORDED IN INSTRUMENT #1993-3817, INSTRUMENT #1996-2572 AND INSTRUMENT #1996-26590.
6. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 111, PAGE 408 AND DEED BOOK 149, PAGE 380.
7. EASEMENT AND RIGHT OF WAY FOR ROADS AND UTILITIES AS SET OUT IN CONDEMNATION CASE #19-278.
8. LIS PENDENS IN BOOK 42, PAGE 263; REFILED IN INSTRUMENT #1993-3429; LIS PENDENS FILED IN BOOK 42, PAGE 303 AND REFILED IN INSTRUMENT #1992-3427; LIS PENDENS AS FILED IN BOOK 42, PAGE 287 AND REFILED IN INSTRUMENT #1993-3428.
9. EASEMENT AS RECORDED IN INSTRUMENT #1993-24183 AND INSTRUMENT #1994-36373.

10. **RIPARIAN RIGHTS ARE NEITHER GUARANTEED NOR INSURED.**

\$270,000.00 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 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, HOLSOMBECK BUILDERS, INC., by its PRESIDENT, STAN HOLSOMBECK who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of February, 2000.

HOLSOMBECK BUILDERS, INC.

By: Stan Holsombeck
STAN HOLSOMBECK, 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 STAN HOLSOMBECK, whose name as PRESIDENT of HOLSOMBECK BUILDERS, 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 11th day of FEBRUARY, 2000.

[Signature]
Notary Public

My commission expires: 7/11/02

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