

2047

(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:

J. SCOTT BOYKIN  
301 SAVANNAH CLUB DRIVE  
CALERA, AL 35040

Inst # 2000-08360

03/16/2000-08360  
08:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
17.50  
002 CJ1

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED and 00/100 (\$149,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, HAMPTON HOMES, INC. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto J. SCOTT BOYKIN and KIMBERLY BOYKIN, 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 353, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR 1, PHASE 1, AS RECORDED IN MAP BOOK 25, PAGE 114, 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 LOSS, CLAIM, DAMAGE OR EXPENSE INCLUDING ADDITION TAX DUE, IF ANY, DUE TO THE FACT THAT AD VALOREM TAXES FOR SUBJECT PROPERTY HAVE BEEN PAID UNDER A CURRENT USE ASSESSMENT.
3. 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.
4. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM SAVANNAH CLUB DRIVE AND STREET AS SHOWN ON MAP BOOK 25 PAGE 114 AS SHOWN BY PLAT.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1999-25577 IN PROBATE OFFICE.
6. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 171 PAGE 279 IN PROBATE OFFICE.

7. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 25 PAGE 114.
8. RIGHTS OF OTHERS TO USE ACCESS EASEMENT AS SET OUT IN DEED BOOK 170 PAGE 169 IN PROBATE OFFICE.
9. RIGHTS RESERVED BY THE GRANTORS IN DEED BOOK 170 PAGE 169 TO KEEP A GATE AS TO ACCESS ROAD.

\$143,763.00 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, HAMPTON HOMES, INC., have hereunto set his, her or their signature(s) and seal(s), this the 3rd day of March, 2000.

  
HAMPTON HOMES, INC.

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HAMPTON HOMES, INC., 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 3rd day of March, 2000.

  
Notary Public

My commission expires: 9-29-02

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