

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: TERRY HUTCHESON AND DEBRA HUTCHESON, 104 KENTWOOD WAY, ALABASTER, AL 35007

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY FOUR THOUSAND AND NO/100 DOLLARS (\$44,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, SAVANNAH DEVELOPMENT, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, TERRY HUTCHESON AND WIFE, DEBRA HUTCHESON (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 19, ACCORDING TO THE SURVEY OF HIGH HAMPTON, SECTOR 4 AS RECORDED IN MAP BOOK 26, PAGE 47 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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 Instrument 1993-41699.
- (5) Subject to Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 26, Page 47.
- (6) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996-41119 in the official records of Shelby County.
- (7) Subject to 60 foot set back line.
- (8) Subject to Agreement and grant of easement as set out in Instrument 1994-6147 with easement designation as Instrument 1994-13985.

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 the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, 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; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on MARCH 17, 2000.

SAVANNAH DEVELOPMENT, INC.

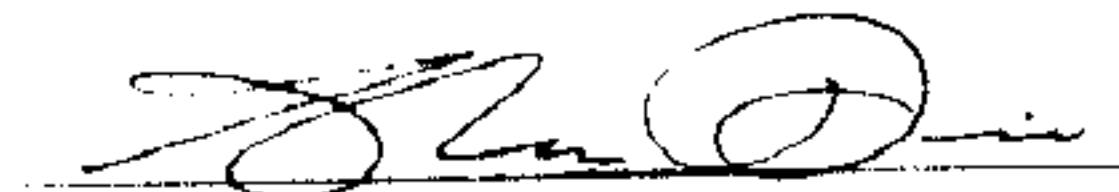


BY: SUSAN G. TUCKER
ITS: PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that SUSAN G. TUCKER, whose name is signed as PRESIDENT of SAVANNAH DEVELOPMENT, INC., a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the MARCH 17, 2000


Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 30, 2003
BUNDLED WITH NOTARY PUBLIC UNDERWRITERS

Inst # 2000-08888
03/21/2000-08888
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 52.50