

SEND TAX NOTICE TO

Mr. James Bradford Wells
125 Frances Lane
Helena, AL 35080

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

**CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FIFTEEN THOUSAND, NINE HUNDRED, AND NO/100.....(\$115,900.00)...**Dollars, to the undersigned grantor, **PREMIERE HOMES, INC.**, a corporation (herein referred to as **GRANTOR**), 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 **JAMES BRADFORD WELLS** and **VIVIAN L. LATHAM** (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 25, according to a Resurvey of Village Parrish, a Townhome Community, as recorded in Map Book 24, page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 2000 and subsequent years, not yet due and payable
2. Easements, Building Lines, Restrictions, Reservations, and Protective Covenants of record.
3. Mineral and mining rights and rights incident thereto recorded in Deed Book 119, page 240 and Instrument 1997-23296, in the Probate Office of Shelby County, Alabama.

\$92,700.00 of the purchase price received above was paid from a first purchase money mortgage loan 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 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 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, executors and assigns forever, against the lawful claims of all persons.

Inst # 2000-14651
05/04/2000-14651
10:18 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
34.52
532 445

IN WITNESS WHEREOF, the said GRANTOR, by its President, Jim Mason, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of May, 2000.

PREMIERE HOMES, INC.

BY:  (Seal)
Jim Mason, President

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jim Mason, whose name as President of Premiere Homes, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal this 2nd day of May, 2000.


Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 5, 2003
BONDED TO: NOTARY PUBLIC UNDERWRITERS



Inst # 2000-14651

05/04/2000-14651

10:18 AM CERTIFIED
JEFFERSON COUNTY JUDGE OF PROBATE
002 196 34.30