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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was  
prepared by:

R. Shon Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

FRANK M. NEELEY, JR.  
124 OAK FOREST WAY  
PELHAM, AL 35124

Inst # 2000-15575

05/11/2000-15575  
09:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
44.80

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED EIGHTEEN THOUSAND SIX HUNDRED SIXTY SEVEN and 00/100 (\$218,667.00) DOLLARS to the undersigned grantor, PARMLEY BUILDER, 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 FRANK M. NEELEY, JR. and KATHY H. NEELEY, 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 13, ACCORDING TO THE SURVEY OF OAK FOREST, AS RECORDED IN MAP BOOK 25, PAGE 111, IN THE OFFICE OF THE JUDGE OF PROBATE 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. A 35 FOOT BUILDING SET BACK LINE AS SHOWN BY RECORD PLAT.
3. A 7.5 FOOT EASEMENT ON SOUTHEASTERLY LINE OF LOT AS SHOWN BY RECORD PLAT.
4. EASEMENT TO ALABAMA POWER COMPANY IN DEED BOOK 262, PAGE 15.
5. RESTRICTIONS RECORDED IN INSTRUMENT #1999-25303 AND INSTRUMENT #1999-26171 AND INSTRUMENT #1999-43147.
6. AGREEMENT WITH ALABAMA POWER COMPANY IN INSTRUMENT #1995-1631.

\$185,850.00 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, PARMLEY BUILDER, INC., by its VICE PRESIDENT, RYAN PARMLEY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of April, 2000.

PARMLEY BUILDER, INC.

By: 

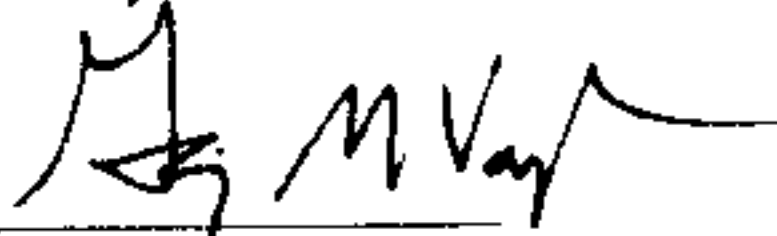
RYAN PARMLEY, VICE PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RYAN PARMLEY, whose name as VICE PRESIDENT of PARMLEY BUILDER, 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 28<sup>th</sup> day of APRIL, 2000.



Notary Public

My commission expires: 9.29.02

Inst # 2000-15575

05/11/2000-15575  
08:02 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HNS 44.00