

(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:

DENNIS STONE
P.O. BOX 1346
CALERA, AL 35040

Inst # 2000-15578

05/11/2000-15578
08:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00
102 MS

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of EIGHT THOUSAND and 00/100 (\$8,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOE KILLINGSWORTH, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DENNIS STONE and JENNIE STONE, 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 40, ACCORDING TO THE MAP AND SURVEY OF ALLENDALE SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 78 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. BUILDING AND SETBACK LINES OF 30 FEET FROM 16TH STREET AS SHOWN PER PLAT.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN DEED BOOK 219, PAGE 297, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 98, PAGE 64, DEED BOOK 112, PAGE 57; DEED BOOK 112, PAGE 62 AND DEED BOOK 205, PAGE 29.
5. UTILITY EASEMENT TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY AS RECORDED IN DEED BOOK 219, PAGE 73.
6. RIGHT OF WAY TO STATE HIGHWAY DEPARTMENT AS RECORDED IN DEED BOOK 111, PAGE 371.
7. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 236, PAGE 174.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

\$81,594.33 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, JOE KILLINGSWORTH, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of May, 2000.



JOE KILLINGSWORTH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOE KILLINGSWORTH, A MARRIED PERSON, 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 1st day of May, 2000.


Notary Public

My commission expires: 01/14/04

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002 NMS 12.00