

This instrument was prepared by

Send Tax Notice To: MICHEL S. LONG

(Name) GENE W. GRAY, JR.

name

308 WILLOW CREST LANE

address

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$220,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, BETTYE B. PETERS, A SINGLE PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto MICHEL S. LONG AND WIFE, TERESA M. LONG

(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 3, BLOCK 1, ACCORDING TO THE AMENDED MAP OF SOUTHLAKE CREST, 2ND SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 14, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.

RESTRICTIONS, CONDITIONS, LIMITATIONS AND EASEMENTS AS RECORDED IN DEED RECORDED IN INST. #1996-28077.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY IN DEED BOOK 129, PAGE 572 AND DEED BOOK 219, PAGE 734.

EASEMENT TO ALABAMA POWER COMPANY IN REAL VOLUME 142, PAGE 184; REAL VOLUME 149, PAGE 12 AND INST. #1998-17706.

MINERAL AND MINING RIGHTS IN DEED BOOK 121, PAGE 294.

RESTRICTIONS, COVENANTS AND CONDITIONS IN REAL 160, PAGE 495 AND DECLARATION OF PROTECTIVE COVENANTS IN INST. #1993-40742; INST. #1993-30195; INST. #1993-40743 AND INST. #1993-22812.

RESTRICTIONS FOR LAND USE IN REAL 160, PAGE 491.

ARTICLES OF INCORPORATION OF SOUTHLAKE CREST RESIDENTIAL ASSOCIATION IN INST. #1993-30196.

Continued

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of May, 2000.

(Seal)

(Seal)

(Seal)

Bettye B. Peters
BETTYE B. PETERS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR.,

BETTYE B. PETERS

whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May

A.D. 2000

GENE W. GRAY, JR.

Notary Public

Continuation of Legal Description

BY-LAWS OF SOUTHLAKE CREST RESIDENTIAL ASSOCIATION IN INST. #1993-30197
RESTRICTIONS, BUILDING SET-BACK LINES AND EASEMENTS AS SHOWN BY RECORDED PLAT.

\$196,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE
LOANS.

B.B.P.

Inst • 2000-15977

05/15/2000-15977
01:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$02.00 \$7.00