

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

**R0005-4133TEN**

SEND TAX NOTICE TO

This instrument was  
prepared by:

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Suite 150  
Birmingham, Alabama 35209

ALEX JAY WATLINGTON  
441 LAUREL CREEK DRIVE  
LEEDS, ALABAMA 35094

Inst • 2000-18258

STATE OF ALABAMA)

COUNTY OF SHELBY)

06/02/2000-18258  
03:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
SJA SJA \$4.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVENTY NINE THOUSAND THREE HUNDRED DOLLARS and 00/100 (\$179,300.00) DOLLARS** to the undersigned grantor, **WRIGHT HOMES, INC., A CORPORATION** 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 **ALEX JAY WATLINGTON and JENNIFER M. WATLINGTON, 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:

**REFERENCE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO:**

1. Subject to the 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 set back lines, easements, notes, restrictions and limitations as shown by record plat in Map Book 26, Page 97.
3. Less and except any part of subject property now part of Shoal Creek.
4. Record plat states that Individual Health Department approval is required.
5. Transmission line permit to Alabama Power Company in Deed Book 153, page 404.
6. Easements to Alabama Power Company in Deed Book 202, page 376.
7. Rights of other parties in and to the use of the easements described herein.
8. Coal, oil, gas and mineral and mining rights and all rights incident thereto including release of damages are not insured herein.

\$139,300.00 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, WRIGHT HOMES, INC., A CORPORATION, by its PRESIDENT, RICHARD A. WRIGHT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22nd day of May, 2000.

WRIGHT HOMES, INC.

By:

  
RICHARD A. WRIGHT, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RICHARD A. WRIGHT, whose name as PRESIDENT of WRIGHT 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 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 22nd day of May, 2000.

  
Notary Public

My commission expires: 1-26-03



**Commonwealth**

A LANDAMERICA COMPANY

File No. 20-31557

**EXHIBIT A, PAGE ONE OF TWO**

**LEGAL DESCRIPTION**

Lot 1, according to the Survey of Watlington's Family Subdivision, a Residential Family Subdivision, as recorded in Map Book 26, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

A non-exclusive easement for ingress and egress and utilities:

A parcel of land situated in the Northeast Quarter of Section 8, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:

**Easement 1:**

Commence at the Southwest corner of the Southwest Quarter of the Northeast Quarter of said Section 8; thence North 0 degrees 00 minutes 00 seconds East, along and with the West line of said quarter-quarter section 689.73 feet to a point; thence South 85 degrees 57 minutes 55 seconds East, leaving said West line, 443.04 feet to the point of beginning of a thirty foot wide easement lying fifteen feet on each side of the following described centerline; thence North 43 degrees 02 minutes 22 seconds West 12.42 feet to a point; thence North 59 degrees 41 minutes 29 seconds West 36.56 feet to a point; thence North 34 degrees 02 minutes 03 seconds West 59.97 feet to a point; thence North 18 degrees 33 minutes 55 seconds West 74.74 feet to a point; thence North 25 degrees 13 minutes 43 seconds West 45.62 feet to a point; thence North 25 degrees 04 minutes 05 seconds West 52.04 feet to a point; thence North 33 degrees 43 minutes 01 seconds West 37.89 feet to a point; thence North 26 degrees 27 minutes 31 seconds West 20.55 feet to a point; thence South 87 degrees 30 minutes 34 seconds West 236.89 feet to a point; thence North 0 degrees 16 minutes 29 seconds West 473.47 feet to a point; thence North 0 degrees 46 minutes 07 seconds East 368.89 feet to a point in the Old Columbiana Highway; thence North 65 degrees 09 minutes 04 seconds East, along said highway, 268.17 feet to a point; thence North 69 degrees 23 minutes 15 seconds East along said highway, 320.05 feet to a point; thence North 48 degrees 35 minutes 15 seconds East, along said highway, 130.61 feet to a point; thence North 32 degrees 48 minutes 44 seconds East, along said highway, 234.68 feet to a point; thence North 28 degrees 12 minutes 34 seconds East, along said highway, 269.43 feet to a point on the Southeasterly right-of-way margin of Shelby County Highway 41, the end of said centerline and said easement.

**CONTINUED...**



**Commonwealth**

A LANDAMERICA COMPANY

File No. 20-31557

**EXHIBIT A, PAGE TWO OF TWO  
LEGAL DESCRIPTION - CONTINUED**

A parcel of land situated in the Northeast Quarter of Section 8, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:

**Easement 2:**

Commence at the Southwest corner of the Southwest Quarter of the Northeast Quarter of said Section 8; thence North 0 degrees 00 minutes 00 seconds East, along and with the West line of said quarter-quarter section, 689.73 feet to a point; thence South 85 degrees 57 minutes 55 seconds East, leaving said West line, 443.04 feet to the point of beginning of a thirty foot wide easement lying fifteen feet on each side of the following described centerline; thence North 43 degrees 29 minutes 22 seconds West 12.42 feet to a point; thence North 59 degrees 41 minutes 29 seconds West 36.56 feet to the point of beginning of a thirty foot wide easement fifteen feet on each side of the following described centerline; thence South 20 degrees 45 minutes 41 seconds West 25.66 feet to the end of said centerline and said easement.

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