

5233

(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:

WILLIAM R. WHITE
2036 EAGLE POINT COURT
BIRMINGHAM, AL 35242

Inst # 2000-19525
06/06/2000-19525
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JUL 10 2000

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 EIGHTY SEVEN THOUSAND FIVE HUNDRED SIXTY TWO and 00/100 (\$287,562.00) DOLLARS to the undersigned grantor, HOLSOMBECK BUILDERS, 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 WILLIAM R. WHITE and LYNDA R. WHITE, 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 1109, ACCORDING TO THE MAP OF EAGLE POINT, 11TH SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 124, 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. RESTRICTIONS, AS SET FORTH IN INSTRUMENT #1998-49272, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. CONDITIONS, RESTRICTIONS AND LIMITATIONS, AS SHOWN ON RECORDED MAP.
4. THIRTY FOOT BUILDING SET BACK LINE ON SUBJECT PROPERTY AS SHOWN ON RECORDED PLAT.

\$258,800.00 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, HOLSOMBECK BUILDERS, INC., by its PRESIDENT, STAN HOLSOMBECK who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May, 2000.

HOLSOMBECK BUILDERS, INC.

By: Stan Holsombeck
STAN HOLSOMBECK, 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 STAN HOLSOMBECK, whose name as PRESIDENT of HOLSOMBECK BUILDERS, 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 31st day of MAY, 2000.

Att. S. R.
Notary Public

My commission expires: 7/14/02

Inst # 2000-18525

06/06/2000-18525
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JES. H. 4.00