

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was  
prepared by:

SEND TAX NOTICE TO:

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

WILLIAM J. MCFEETERS  
2040 EAGLE VALLEY DRIVE  
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 2000-22807

07/10/2000-22807  
08:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 C31 107.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of THREE HUNDRED SIXTY NINE THOUSAND FIVE HUNDRED and 00/100 (\$369,500.00) DOLLARS to the undersigned grantor, STYLEMARK HOMEBUILDERS, 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 J. MCFEETERS and DONNA L. MCFEETERS, 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 1509, ACCORDING TO THE SURVEY OF EAGLE POINT - 15<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 26 PAGE 35 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR 1999 WHICH CONSTITUTE A LIEN BUT WHICH ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM EAGLE VALLEY DRIVE AS SHOWN BY PLAT.
4. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 30 FOOT EASEMENT THROUGH THE REAR, 7.5 FEET ON THE NORTHEASTERLY SIDE AND AN IRREGULAR EASEMENT ON THE SOUTHEASTERLY CORNER OF LOT.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN DEED BOOK 206 PAGE 448 AND BY INSTRUMENT(S) RECORDED AS INST. NO. 1994-4778 IN THE PROBATE OFFICE.
6. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 111 PAGE 408; DEED BOOK 149 PAGE 380 AND DEED BOOK 109 PAGE 70 IN PROBATE OFFICE.

7. RIGHT(S)-OF-WAY(S) GRANTED TO SOUTH CENTRAL BELL BY INSTRUMENT(S) RECORDED IN DEED BOOK 336 PAGE 224; DEED BOOK 337 PAGE 245 AND REAL 149 PAGE 206 IN PROBATE OFFICE.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 331 PAGE 262 AND DEED BOOK 81 PAGE 417 IN PROBATE OFFICE.
9. RELEASE(S) OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT #1996-26590 IN PROBATE OFFICE.
10. COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATION, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENT RECORDED IN MAP BOOK 26 PAGE 35 IN PROBATE OFFICE.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 26 PAGE 35.
12. INGRESS, EGRESS AND UTILITY EASEMENT AS SHOWN BY INSTRUMENT RECORDED IN INST. #1998-42638 IN PROBATE OFFICE.
13. RIGHTS OF OTHERS TO EASEMENTS AND RIGHTS OF WAYS AS SET OUT IN DEED BOOK 290 PAGE 842 IN PROBATE OFFICE.
14. RIGHTS OF OTHERS TO EASEMENTS AND RIGHTS OF WAYS AS SET OUT IN DEED BOOK 290 PAGE 848 IN PROBATE OFFICE.
15. RESERVATION OF RIGHT OF WAY AS SET OUT IN INST. #1996-26590 IN PROBATE OFFICE.
16. RIGHTS OF OTHERS TO USE OF LAKE.
17. EASEMENT TO ALABAMA POWER COMPANY AS SET OUT IN INST. #2000-11861 IN PROBATE OFFICE.

\$276,000.00 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, STYLEMARK HOMEBUILDERS, INC., by its ITS PRESIDENT, JOE N. ROBERTS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 15th day of June, 2000.

STYLEMARK HOMEBUILDERS, INC.

By: 

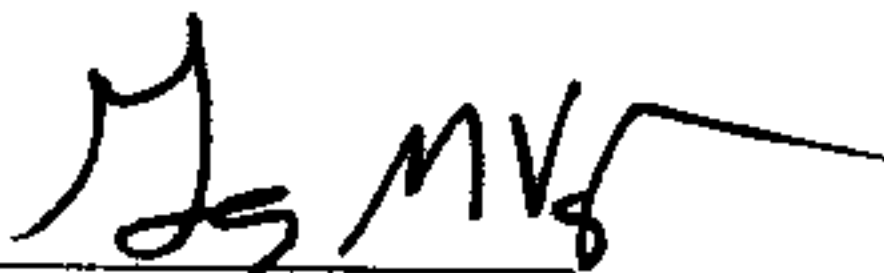
JOE N. ROBERTS, ITS PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOE N. ROBERTS, whose name as ITS PRESIDENT of STYLEMARK HOMEBUILDERS, 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 15<sup>th</sup> day of JUNE, 2000.



Notary Public

My commission expires: 9-29-02

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