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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

HOWARD GLENN BAXTER, JR.

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 2000-22813

07/10/2000-22813
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 146.00

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

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND and 00/100 (\$135,000.00) DOLLARS to the undersigned grantor, LIBERTY SAVINGS BANK 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 HOWARD GLENN BAXTER, JR. and MICKIE R. BAXTER, 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 935, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 9TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 24, PAGE 1, IN THE PROBATE OFFICE 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. 20 FOOT EASEMENT ON REAR SIDE OF LOT AS SHOWN ON RECORDED MAP.
3. 7.5 FOOT EASEMENT ON SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT #1998-29634.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
6. AGREEMENT TO SHELBY CABLE AS RECORDED IN INSTRUMENT #1997-33476.
7. RIGHT-OF-WAY GRANTED TO BIRMINGHAM WATER WORKS RECORDED IN INSTRUMENT #1996-25667.
8. THE HOUSE IS SOLD "AS IS". NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE CONDITION OF THE HOUSE AND ITS CONTENTS. FURTHERMORE, THE SELLERS WILL NOT BE RESPONSIBLE FOR ANY REPAIRS. THE FACT THAT THIS PROPERTY IS STILL UNDER CONSTRUCTION IS ACKNOWLEDGED.

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 GRANTEEES, 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, LIBERTY SAVINGS BANK, by its VICE PRESIDENT, CARL CLINE who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of July, 2000.

LIBERTY SAVINGS BANK

By: 

CARL CLINE, VICE 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 CARL CLINE, whose name as VICE PRESIDENT of LIBERTY SAVINGS BANK, a federal savings bank, 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 federal savings bank.

Given under my hand this the 20th day of JUNE, 2000.


Notary Public

My commission expires: 01/10/04

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