

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was
prepared by:

SEND TAX NOTICE TO:

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

MICHAEL P. FERNANDEZ
162 LINWOOD ROAD
STERRETT, AL 35147

Inst # 2000-22827

07/10/2000-22827
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SHE CJ1 143.00

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 SIXTY THOUSAND and 00/100 (\$260,000.00) DOLLARS to the undersigned grantor, R & J BUILDING CO., 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 MICHAEL P. FERNANDEZ and JENNY L. HALTERMAN, 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 410, ACCORDING TO THE SURVEY OF FOREST PARKS, 4TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 23, PAGE 99 A&B, 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. RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT #1998/3109, AND INSTRUMENT #1998/23896.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN VOLUME 53, PAGE 262.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT #1997/2752; INSTRUMENT #1997/4561 AND INSTRUMENT #1997/4563.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 236, PAGE 829; VOLUME 139, PAGE 127; VOLUME 133, PAGE 210; VOLUME 126, PAGE 191; VOLUME 126, PAGE 192; VOLUME 126, PAGE 323 AND VOLUME 124, PAGE 519.

\$108,000.00 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, R & J BUILDING CO., INC., by its PRESIDENT, JAMES J. RANSOM, JR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of June, 2000.

R & J BUILDING CO., INC.

By: 
JAMES J. RANSOM, JR., 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 JAMES J. RANSOM, JR., whose name as PRESIDENT of R & J BUILDING CO., 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 30TH day of JUNE, 2000.


Notary Public

My commission expires: 7/1/02

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