

5278

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

CHARLIE J. BANKHEAD  
308 SAVANNAH CLUB DRIVE  
CALERA, AL 35040

Inst # 2000-22849

07/10/2000-22849

09:35 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

31.50

002 CJ1

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND FIVE HUNDRED and 00/100 (\$155,500.00) DOLLARS to the undersigned grantor, LEWIS INTEGRITY 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 CHARLIE J. BANKHEAD, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 328, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR 1, PHASE I, AS RECORDED IN MAP BOOK 25 PAGE 114 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. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM SAVANNAH CLUB DRIVE AS SHOWN BY PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1999/25577 IN PROBATE OFFICE.
4. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 171 PAGE 279 IN PROBATE OFFICE.
5. RIGHTS OF OTHER TO USE OF ACCESS EASEMENT AS SET OUT IN DEED BOOK 170 PAGE 169 IN PROBATE OFFICE.
6. RIGHTS RESERVED BY THE GRANTORS IN DEED BOOK 179, PAGE 169 TO KEEP A GATE AS TO ACCESS ROAD.


\$135,403.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

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, LEWIS INTEGRITY HOMES, INC., by its PRESIDENT, JOHN R. LEWIS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of June, 2000.

LEWIS INTEGRITY HOMES, INC.

By:   
JOHN R. LEWIS, 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 JOHN R. LEWIS, whose name as PRESIDENT of LEWIS INTEGRITY 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 30<sup>TH</sup> day of JUNE, 2000.

  
Notary Public

My commission expires: 9.29.02

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