

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

ROBERT J. ESCLAVON

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

Inst # 2000-22874

07/10/2000-22874
 09:36 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 CJ1 11.00

STATE OF ALABAMA)
 COUNTY OF SHELBY)

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

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED and 00/100 (\$138,500.00) 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 ROBERT J. ESCLAVON and MARY ESCLAVON, 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 910, 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. 15-FOOT EASEMENT ON SIDE OF LOT AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT #1998/29634.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
5. AGREEMENT WITH SHELBY CABLE AS RECORDED IN INSTRUMENT #1997/33476.
6. RIGHT-OF-WAY GRANTED TO BIRMINGHAM WATER WORKS RECORDED IN INSTRUMENT #1996/25667.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL 111, PAGE 408 AND REAL 31, PAGE 355.
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.

\$ 210,000.00 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, LIBERTY SAVINGS BANK, by its VICE PRESIDENT, CARL CLINE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27th day of June, 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 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 27TH day of JUNE, 2000.



Notary Public

My commission expires: 9.29.02

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