

(RECORDING INFORMATION ONLY ABOVE THIS LINE)  
This Instrument was prepared by:

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

SEND TAX NOTICE TO:

KENNETH W. BEARD, JR.  
317 SAVANNAH CLUB DRIVE  
CALERA, AL 35040

Inst # 2000-24213

07/19/2000-24213  
09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 12.00

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 FIFTY FIVE THOUSAND FOUR HUNDRED SIXTY NINE and 00/100 (\$155,469.00) DOLLARS to the undersigned grantor, HAMPTON HOMES, 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 KENNETH W. BEARD, JR., A MARRIED PERSON, (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 349, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR 1, PHASE 1, 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. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. BUILDING AND SETBACK LINES OF 20 FEET ALONG SAVANNAH CLUB DRIVE AND MCALLISTER DRIVE AS RECORDED IN MAP BOOK 25, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT #1999-25577, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 171, PAGE 279, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN MAP BOOK 25, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. RIGHT OF OTHERS TO USE ACCESS EASEMENT AS SET OUT IN DEED BOOK 170, PAGE 169, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHTS RESERVED BY THE GRANTORS IN DEED BOOK 170, PAGE 169 TO KEEP A GATE TO ACCESS ROAD.

\$158,578.00 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, HAMPTON HOMES, INC., by its PRESIDENT, JOHN H. CLINE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of July, 2000.

HAMPTON HOMES, INC.

By:   
JOHN H. CLINE, 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 H. CLINE, whose name as PRESIDENT of HAMPTON 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 11<sup>TH</sup> day of JULY, 2000.

  
Notary Public

My commission expires: 7/11/02

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