

(RECORDING INFORMATION ONLY ABOVE THIS LINE)
 This Instrument was prepared by: SEND TAX NOTICE TO:

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

ROBERT J. GRAINGER
 148 LINWOOD ROAD
 STERRETT, AL 35147

Inst # 2000-34489

10/02/2000-34489
 08:21 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 CJ1 77.00

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 THREE THOUSAND and 00/100 (\$263,000.00) 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 ROBERT J. GRAINGER and REBECCA GRAINGER, 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 408, ACCORDING TO THE SURVEY OF FOREST PARKS - 4TH SECTOR- 1ST PHASE, AS RECORDED IN MAP BOOK 23, PAGE 99 A&B, AND INSTRUMENT #1998-03108, 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. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. EASEMENT AND BUILDING LINE AS SHOWN ON RECORDED MAP.
4. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN VOLUME 236, PAGE 829, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN 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.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN VOLUME 53, PAGE 262.

7. COVENANTS, RESTRICTIONS, CONDITIONS AND LIMITATIONS AS SET OUT IN INSTRUMENT #1998-03109, INSTRUMENT #1998-23896, AND AS SHOWN ON RECORDED MAP.
8. TERMS, CONDITIONS, COVENANTS, EASEMENTS AND RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #1996-31156.

\$200,000.00 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 who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22nd day of September, 2000.

R & J BUILDING CO., INC.

By: 
JAMES J. RANSOM, 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, 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 22nd day of September, 2000.


Notary Public

My commission expires: 7/11/02

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