

Inst # 2000-38156

11/03/2000-38156
 09:30 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 15.50
 002 C31

(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:

JOHN K. SHAW
118 ASHFORD LANE
ALABASTER, AL 35007

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 THOUSAND TWO HUNDRED and 00/100 (\$130,200.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LLOYD SCOTT HUTCHESON and CASSANDRA L. HUTCHESON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN K. SHAW and PAULA SHAW, 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 55, ACCORDING TO THE SURVEY OF SECOND ADDITION TO ASHFORD HEIGHTS AS RECORDED IN MAP BOOK 17, PAGE 29, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INSTRUMENT #1993-9448.
3. RIGHT OF WAY TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 337, PAGE 241.

\$129,135.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise

noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LLOYD SCOTT HUTCHESON and CASSANDRA L. HUTCHESON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of October, 2000.


LLOYD SCOTT HUTCHESON


CASSANDRA L. HUTCHESON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LLOYD SCOTT HUTCHESON and CASSANDRA L. HUTCHESON, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of October, 2000.


Notary Public

My commission expires: 7/11/02

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