

5595

(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:

RANDLE A. WEAKLEY
177 GRANDE VIEW LN
MAYLENE, AL 35114

Inst # 2001-04673
02/09/2001-04673
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMB 34.00

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 SIXTY EIGHT THOUSAND NINE HUNDRED and 00/100 (\$168,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARK BACKER and ALYSE J. BACKER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RANDLE A. WEAKLEY and CATHERINE L. WEAKLEY, 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 12, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 2ND ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 66, 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. 30 FOOT BUILDING LINE AS SHOWN BY RECORDED MAP.
3. 10 FOOT EASEMENT ON REAR AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT #1995/5892 AND INSTRUMENT #1996/14660, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHTS, EASEMENTS, RESTRICTIONS OR COVENANTS RECORDED IN VOLUME 294, PAGE 570 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN INSTRUMENT 1995/26505 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHTS, EASEMENTS, COVENANTS RESTRICTIONS AND TITLE GRANTED BY GRANTOR TO ALABAMA POWER COMPANY BY INSTRUMENT DATED 2/25/91 AND 9/4/90 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. RIGHTS, EASEMENTS, COVENANTS RESTRICTIONS AND TITLE GRANTED BY GRANTOR TO THE CITY OF ALABASTER BY INSTRUMENT DATED 3/13/86 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. DECREE OF CONDEMNATION BY PROBATE COURT ENTERED IN CASE NO. 28-197 IN THE SHELBY COUNTY, ALABAMA, PROBATE COURT IN THE MATTER STYLED ALABAMA WATER & GAS BOARD VS. KIMBERLY CLARK CORPORATION AND ANNETTE SKINNER, TAX COLLECTOR.
10. RESTRICTIONS, RELEASE OF DAMAGES AND COVENANT FOR STORM WATER RUN-OFF CONTROL RECORDED IN INSTRUMENT 1995/36065 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. AMENDMENT TO RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT 1995/28544, INSTRUMENT 1996/37928 AND INSTRUMENT 1996/37929, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$151,900.00 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MARK BACKER and ALYSE J. BACKER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of January, 2001.

Mark Backer by Alyse J. Backer ^{ATF}
MARK BACKER, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, ALYSE J. BACKER

Alyse J. Backer
ALYSE J. BACKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARK BACKER, 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 19th day of January, 2001.

[Signature]

Notary Public

My commission expires: 7/11/02

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that ALYSE J. BACKER, whose name as Attorney in Fact for MARK BACKER, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 19th day of January, 2001.


Notary Public

My commission expires: 7/1/02

Inst # 2001-04673

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