

5905

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ARTHUR SKELTON, JR.
5121 RYE CIRCLE
HELENA, AL 35080

Inst # 2001-19074

05/11/2001-19074
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 34.50

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 ONE THOUSAND NINE HUNDRED and 00/100 (\$101,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM G. HALL and WENDY D. HALL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ARTHUR SKELTON, JR. and GLADYS NELL SKELTON, 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 17, ACCORDING TO THE SURVEY OF SHANNON GLEN, AS RECORDED IN MAP BOOK 7, PAGE 94, 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. 40 FOOT BUILDING LINE FROM SHAMROCK DRIVE AND FROM RYE CIRCLE AND A 7.5 FOOT UTILITY EASEMENT ALONG THE EAST LOT LINE, AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 27, PAGE 996.
4. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 316, PAGE 343.

\$81,500.00 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, WILLIAM G. HALL and WENDY D. HALL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 4th day of May, 2001.


WILLIAM G. HALL


WENDY D. HALL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM G. HALL and WENDY D. HALL, 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 4th day of May, 2001.


Notary Public

My commission expires: 7/1/02

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