

5906

(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

FRANKLIN T. FETNER  
139 MAGNOLIA RIDGE CIRCLE  
CHELSEA, AL 35043

Inst # 2001-19077

05/11/2001-19077  
10:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJI 41.50

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 EIGHTY TWO THOUSAND ONE HUNDRED FIFTY FOUR and 00/100 (\$182,154.00) DOLLARS to the undersigned grantor, ALTON WRIGHT CONSTRUCTION, 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 FRANKLIN T. FETNER and SHARON S. FETNER, 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 438, ACCORDING TO THE MAP AND SURVEY OF WINDCHASE IV SUBDIVISION, AS RECORDED IN MAP BOOK 27, PAGE 55, 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. 25 FOOT BUILDING SETBACK LINE FROM MAGNOLIA RIDGE CIRCLE ON LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.

\$155,000.00 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, ALTON WRIGHT CONSTRUCTION, INC., by its PRESIDENT, ALTON WRIGHT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 4th day of May, 2001.

ALTON WRIGHT CONSTRUCTION, INC.

By: Alton Wright  
ALTON WRIGHT, 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 ALTON WRIGHT, whose name as PRESIDENT of ALTON WRIGHT CONSTRUCTION, 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 4th day of May, 2001.

[Signature]  
Notary Public

My commission expires: 7/11/02

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