

(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

JAMES M. CHAMBERS  
3050 N. GRANDE VIEW COVE  
MAYLENE, AL 35114

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 NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$269,900.00) to the undersigned grantor, KEN UNDERWOOD CLASSIC HOMES, 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 JAMES M. CHAMBERS and REGINA D. CHAMBERS, 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 926, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 9<sup>TH</sup> ADDITION, PHASE 2, AS RECORDED IN MAP BOOK 27, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 30 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 15 FOOT EASEMENT ON EAST AND EASEMENT OF UNDETERMINED WIDTH ON SOUTH, AS SHOWN BY RECORDED MAP.
4. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN 1995-5892, 1<sup>ST</sup> AMENDMENT RECORDED IN INSTRUMENT #1995-28543, SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT #1995-28544, SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT #1996-0339, SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT #1996-29192, AMENDED BY INSTRUMENT #1996-37928 AND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT #1996-37929, AND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT #2000-4501, AND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT #2000-1048, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. ARTICLES OF INCORPORATION OF GRANDE VIEW HOMEOWNERS ASSOCIATION, RECORDED IN INSTRUMENT #1995-5890 AND BY-LAWS RECORDED IN INSTRUMENT #1995-5891, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO, RIGHT OF FIRST REFUSAL, RELEASE OF DAMAGE, SINKHOLE AND COVENANT FOR STORM WATER RUN-OFF CONTROL RECORDED IN INSTRUMENT #2001-47266, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHTS, EASEMENTS, RESTRICTIONS OR COVENANTS GRANTED TO ALABAMA POWER COMPANY, CITY OF ALABASTER AND FRANCIS M. RANDALL AND HARRIETT RANDALL AS REFERRED TO IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #1994-26505 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. DECREE OF CONDEMNATION CASE #28-197, ALABAMA WATER AND GAS VS. KIMBERLY-CLARK CORPORATION AS REFERRED TO IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #1994-26505 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED VOLUME 138, PAGE 170, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #2001-1048, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$244,900.00 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 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, KEN UNDERWOOD CLASSIC HOMES, INC., by its PRESIDENT, KEN UNDERWOOD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of June, 2002.

KEN UNDERWOOD CLASSIC HOMES, INC.

By:   
KEN UNDERWOOD, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

20020711000321940 Pg 2/2 39.00  
Shelby Cnty Judge of Probate, AL  
07/11/2002 14:11:00 FILED/CERTIFIED

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KEN UNDERWOOD, whose name as PRESIDENT of KEN UNDERWOOD CLASSIC HOMES, 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 28th day of June, 2002.

  
Notary Public

My commission expires: 9.29.02