

SEND TAX NOTICE TO:

Lorene A. Wright &
Alexander M. Wright
113 Cedar Bend Drive
Helena, AL 35080

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND EIGHTEEN THOUSAND, FOUR HUNDRED AND NO/100...(\$118,400.00) Dollars**, to the undersigned grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **TIM ESTES and JEANA ESTES, Husband and Wife, (herein referred to as grantors)**, do grant, bargain, sell and convey unto **LORENE A. WRIGHT and ALEXANDER M. WRIGHT (herein referred to as GRANTEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 35, Block 2, according to the Survey of Cedar Bend, Phase I, as recorded in Map book 17, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to:


1. Property taxes for 2002 and subsequent years, not yet due and payable.
2. 20-foot building setback line along Cedar Bend Drive as shown on recorded map of said subdivision.
3. Permits to Alabama Power Company as recorded in Deed Book 109, Page 582; Deed Book 113, Page 182; Deed Book 201, Page 19 and Deed Book 226, Page 533.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument # 1994-25594 and Map Book 17, Page 139.
5. Easement to Alabama Power Company as recorded in Instrument # 1994-1181.
6. Right of way to Shelby County as recorded in Deed Book 271, Page 715.
7. Right of way to Southern Natural Gas as recorded in Deed Book 90, Page 480.

\$116,522.00 of the purchase price received above was paid from a first purchase money mortgage loan 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 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 we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of September, 2002.


 (Seal)
TIM ESTES

 (Seal)
JEANA ESTES

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TIM ESTES and JEANA ESTES, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2002.


Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 5, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

