

SEND TAX NOTICE TO:

Tim Britnell and Pamela B. Britnell
205 Woodridge Drive
Pelham, Alabama 35124

This instrument was prepared by
Amanda M. Gipson
Trimmier Law Firm, LLC.
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Jefferson

That in consideration of **Two Hundred Fifteen Thousand dollars & no cents (\$215,000.00)**

To the undersigned grantor, **P.D Bailey Construction k/n/a P.D. Bailey Homes, Inc. by Ray Bailey its Secretary/Treasurer** A corporation, (herein referred to as GRANTOR), 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 **Tim Britnell and wife, Pamela B. Britnell** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, towit:

LOT 13, ACCORDING TO THE FINAL PLAT OF WOOD RIDGE, AS RECORDED IN MAP BOOK 30, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

P.D. Bailey Construction & P.D. Bailey Homes, Inc. are one and the same corporation.

Subject to:

1.35 feet building setback line from Wood Ridge Drive and Wood Ridge Circle as recorded in the Probate Office of Shelby County, Alabama.

2. Building lines, right of ways, easements, restrictions, reservations, limitations and conditions, if any, as recorded in Map Book 30, Page 7.

3. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20020627000301940 in the official records of Shelby County, Alabama.

4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument 1997-9552 and Instrument 2000-04451.

5. Easement granted to Plantation Pipeline as recorded in Book 253, Page 324, Public Records of Shelby County, Alabama.

6. Encroachment of fence(s) onto the land as shown on the Survey of Robert C. Farmer & Associates dated June 14, 2001.

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**, their heirs and assigns, that 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**, their heirs, executors and assigns forever, against the lawful claims of all persons.

**CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**
Closers' Choice

Prepared Title

IN WITNESS WHEREOF, the said GRANTOR, by its , who is authorized to execute this conveyance, has hereto set its signature and seal, this October 16, 2003.

ATTEST:

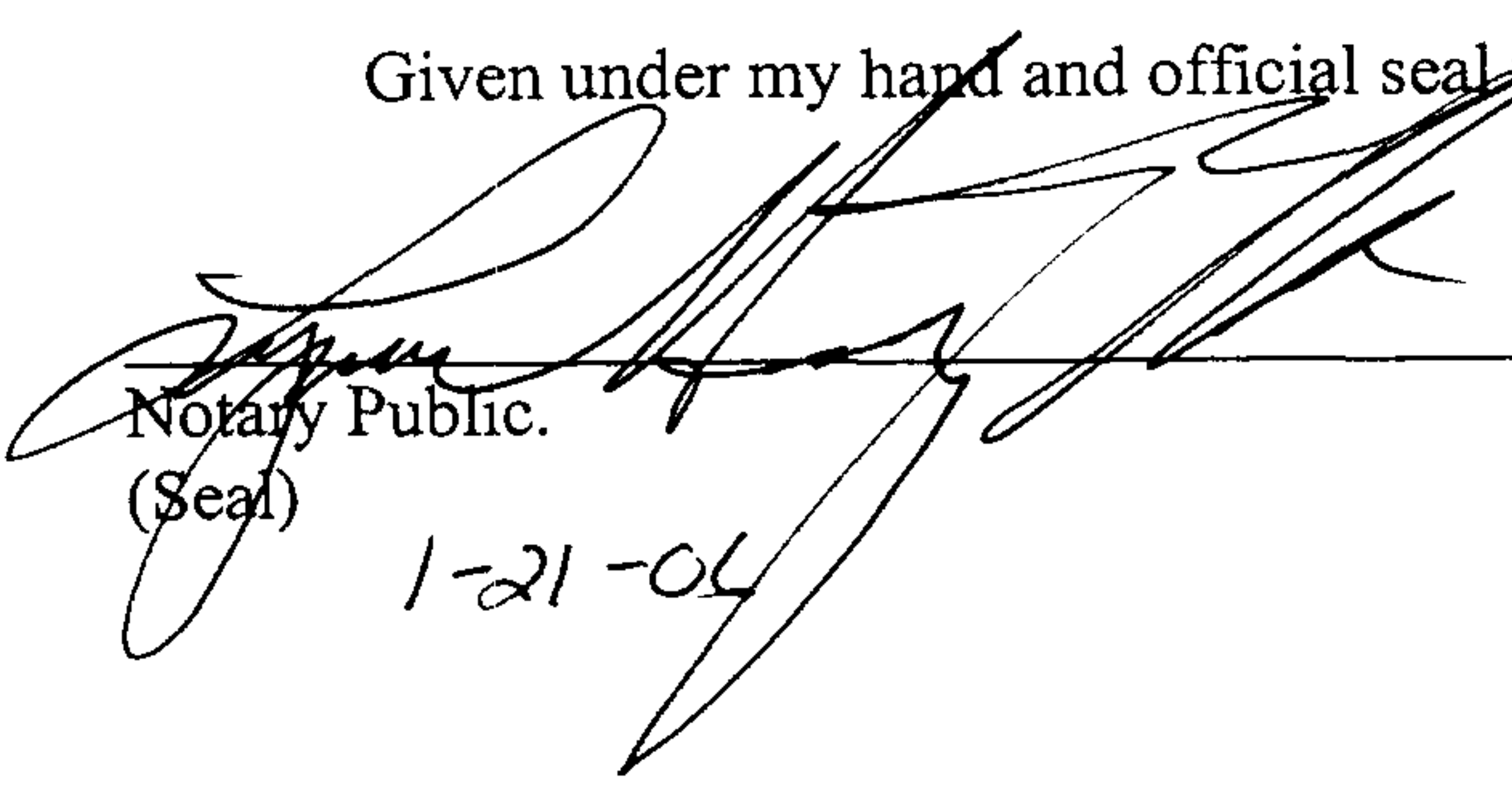
P.D. Bailey Construction k/n/a
P.D. Bailey Homes, Inc. by Ray Bailey its Secretary/
Treasurer

By: Ray Bailey

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ray Bailey** whose name as **Secretary/ Treasurer**, of **P.D. Bailey 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 16th day of October, 2003.


Notary Public.
(Seal)
1-21-04

20031028000717740 Pg 2/2 54.00
Shelby Cnty Judge of Probate, AL
10/28/2003 07:58:00 FILED/CERTIFIED