

*file* This instrument was prepared by

*V Brown*  
510 North 18th Street  
Bessemer, AL 35020

SEND TAX NOTICE TO:

SAMER CHARIF  
24 SOUTH COVE COURT  
BESSEMER, AL 35022

File #204-39

**WARRANTY DEED**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:**

*\$34,210.00 + 2 mty*

That in consideration of **Three Hundred Twenty Thousand Five Hundred and 00/100 (\$320500) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **WRIGHT HOMES, INC.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **SAMER CHARIF and SAMANTHA CHARIF** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

LOT 1, ACCORDING TO THE MAP OF A RE-SUBDIVISION OF LOTS 1 AND 4, SOUTH COVE 3<sup>RD</sup> SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Taxes for the year beginning October 1, 2003, which constitutes a lien, but are not yet due and payable until October 1, 2004.
2. Building lines and easements as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Restrictions appearing of record in Instrument 1996-25263, Real 267, Page 890, Instrument #1994-24093, and Instrument #1994-31178.
5. Conditions recorded in Instrument 1996-25262 and Instrument No. 200211220005855910.
6. Rights of others to private road.

**\$254,480.00** of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

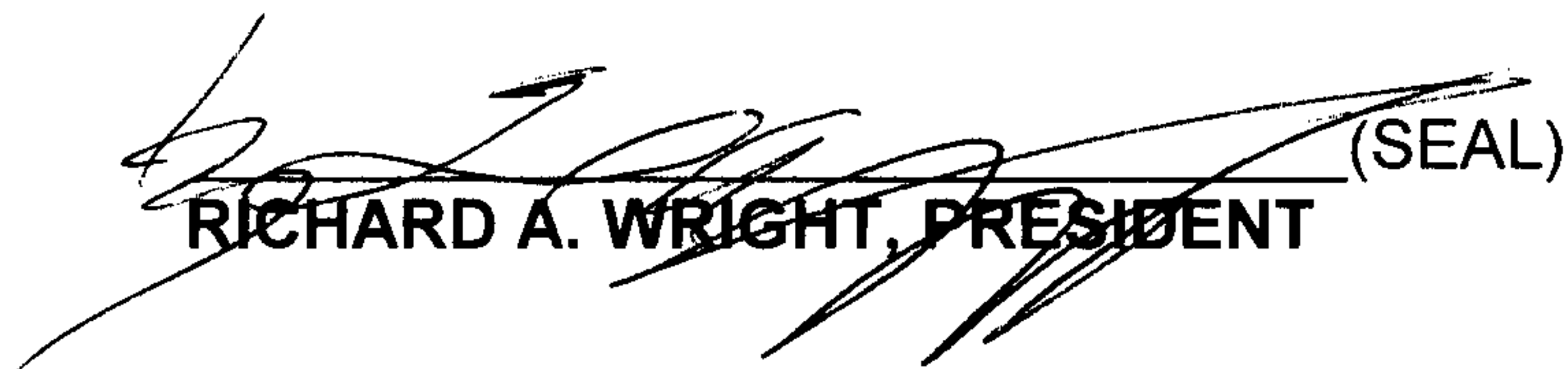
**\$31,810.00** of the consideration herein was derived from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, WRIGHT HOMES, INC., a corporation, by RICHARD A. WRIGHT, its PRESIDENT, who is authorized to execute this conveyance has hereto set its signature and seal, this the **27th** day of **February**, **2004**.

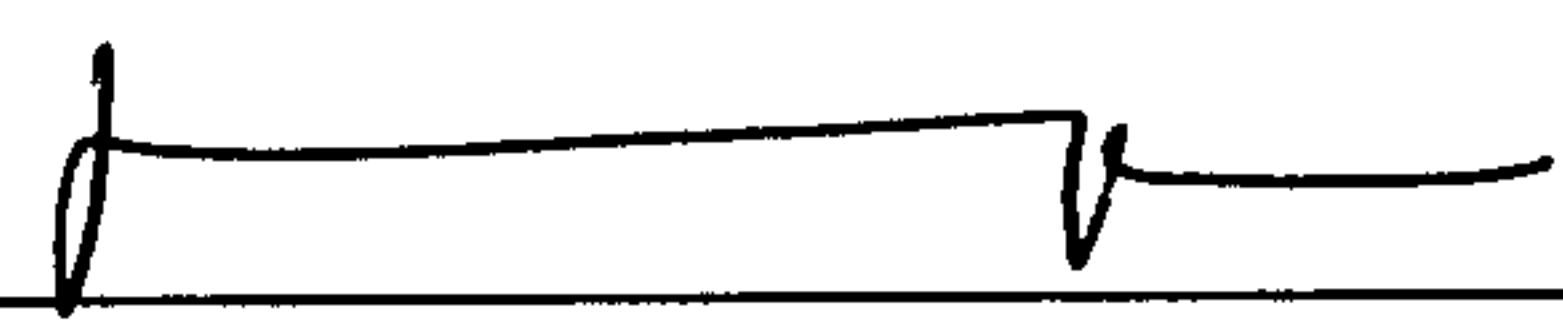
**WRIGHT HOMES, INC.**

 (SEAL)  
**RICHARD A. WRIGHT, PRESIDENT**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD A. WRIGHT, whose name as PRESIDENT of **WRIGHT 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, on the day the same bears date.

Given under my hand and official seal this **27th** day of **February**, **2004**.

  
\_\_\_\_\_  
Notary Public  
My commission expires 11/29/2007

