MORTGAGE COVERS PURCHASE PRICE. DOCUMENTS BEING RECORDED SIMULTANEOUSLY.

20050411000167780 1/1 $12.00
Shelby Cnty Judge of Probate,AL
04/11/2005 02:56:06PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of NINETY THOUSAND AND NO/100 DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **JON F. HESTER and JEANNA L. HESTER** (GRANTORS) do grant, bargain, sell and convey unto **ARTHUR HOWARD HOMES, INC., an Alabama Corporation *(GRANTEE)*** as joint tenants with right of survivorship in and to the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 27, ACCORDING TO THE SURVEY OF FINAL PLAT MOUNTAIN CREST ESTATES AS RECORDED IN MAP BOOK 32, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2005.
MINERALS AND MINING RIGTHS NOT OWNED BY GRANTORS.
RESTRICTIONS AND COVENANTS IN INST#2004/642.
EASEMENTS AND BUILDING LINE AS SHOWN ON RECORD MAP.
RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN VOLUME 84, PAGE 224, AND INST# 2004-26.
TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 133 PAGE 171 AND DEED BOOK 133 PAGE 174.
RESTRICTIONS, COVENANTS AND CONDITIONS RECORDED IN MISC. BOOK 30 PAGE 231.
EASEMENTS TO ALABAMA POWER COMPANY RECORDED IN INST. #1992-8445.
APPLICATION FOR ELECTRIC SERVICE AS SET OUT IN REAL 270 PAGE 119.
RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS RECORDED IN MAP BOOK 32 PAGE 76.
RESTICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INST #20040102000000260.
GRANT OF EASEMENT TO LARRY W. GUY AND JACKIE SUE GUY RECORDED IN INST. 20030617000379490.

**TO HAVE AND TO HOLD** unto the said ***GRANTEE*** its successors and assigns forever; And said **GRANTORS** do for themselves, their heirs, successors, and assigns covenant with said ***GRANTEE***, its successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said ***GRANTEE***, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS have caused this conveyance to be executed this the 4TH day of APRIL, 2005.

Jon F. Hester SEAL
**JON F. HESTER**

Jeanna L. Hester SEAL
**JEANNA L. HESTER**

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that , 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 4TH day of APRIL, 2005.

Notary Public
Commission Expires:11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
ARTHUR HOWARD HOMES, INC.
1345 FOREST RIDGE COURT
BIRMINGHAM, ALABAMA 35226
10-8-27-0-001-006-002.000-RR