20050419000184420 1/2 $126.50
Shelby Cnty Judge of Probate,AL
04/19/2005 12:58:51PM FILED/CERT

This instrument was prepared by

510 North 18th Street
Bessemer, AL 35020

File #

SEND TAX NOTICE TO:

Scott Bouwens
1732 Southpointe Drive
Hoover, AL 35244

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty-Two Thousand Two Hundred Thirty-Two and 00/100 ($342,232.00) 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., a corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Scott Bouwens and Stacy Bouwens** (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 2, ACCORDING TO THE SURVEY OF SOUTHPOINTE, EIGHTS SECTOR, FIRS ADDITION, AS RECORDED IN MAP BOOK 33, PAGE 53, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2004, which constitutes a lien, but are not yet due and payable until October 1, 2005.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, priveleges 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.
3. Subject to Covenants, conditions and restrictions as set forth in the document recorded in Instrument 20040518000261330 in the Probate Office of Shelby County, Alabama.
4. 35 foot building line on front of subject property and 5 foot easement on rear as shown on recorded map.

$230,000.00 of the consideration herein was derived from a 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.

Shelby County, AL 04/19/2005
State of Alabama

Deed Tax:$112.50

20050419000184420 2/2 $126.50
Shelby Cnty Judge of Probate,AL
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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 , who is authorized to execute this conveyance has hereto set its signature and seal, this the **4th** day of **April**, **2005**.

Wright Homes, Inc.

_____(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 **4th** day of **April**, **2005**.

_____
Notary Public
My commission expires 11-29-2007

NOTARY PUBLIC
A. VINCENT BROWN, JR.
ALABAMA STATE AT LARGE