

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was

SEND TAX NOTICE TO:

prepared by:

JOSEPH W. RAINES 124 TIMBER RIDGE DRIVE ALABASTER, AL 35007

R. Shan Paden PADEN & PADEN Attorneys at Law 5 Riverchase Ridge, Suite 100 Birmingham, Alabama 35244

STATE OF ALABAMA) COUNTY OF SHELBY)

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$279,900.00) to the undersigned grantor, EVER-RIDGE BUILDERS, INC. 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 JOSEPH W. RAINES and ADRIENNE CHAILLE RAINES, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

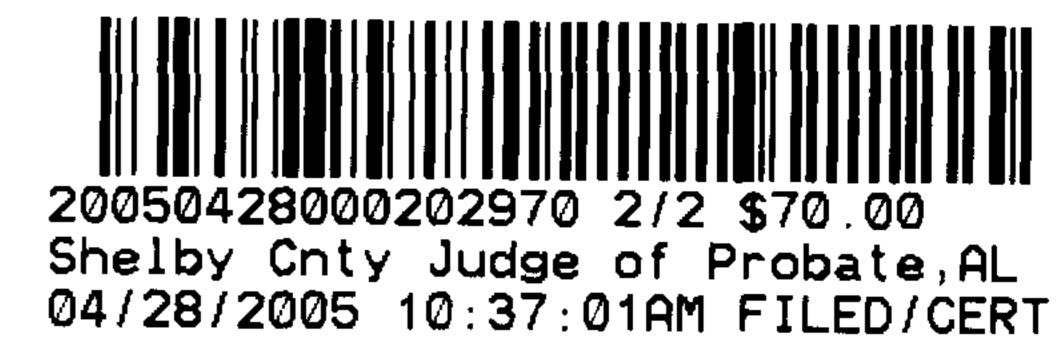
LOT 31 ACCORDING TO A RESURVEY OF LOTS 10-13, 27, 31, 32 AND LOTS 34-38, FINAL PLAT OF FOREST RIDGE AS RECORDED IN MAP BOOK 32, PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

- TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
- 30 FOOT BUILDING LINE ON THE NORTH AND NORTHEASTERLY AS SHOWN BY RECORDED MAP.
- RIGHT OF WAY GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN VOLUME 326, PAGE 577.
- RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 211, PAGE 611.
- EASEMENT AS RECORDED IN VOLUME 324, PAGE 506.
- RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN 6. INST. NO. 2003-36830.
- RESTRICTIONS APPEARING OF RECORD IN INST. 2003020400064610.

\$223,900.00 of the consideration herein was derived from a mortgage closed 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 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, his, her, or their heirs and assigns, that it 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, EVER-RIDGE BUILDERS, INC., by its SECRETARY, PAMELA V. EVERIDGE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 18th day of April, 2005.

EVER-RIDGE BUILDERS, INC.

PAMELA V. EVERIDGE, SECRETARY

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 04/28/2005 State of Alabama

Deed Tax: \$56.00

## ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PAMELA V. EVERIDGE, whose name as SECRETARY of EVER-RIDGE BUILDERS, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

My commission expires:

9.29.66

My commission expires:

9.29.66