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20051229000670100 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
12/29/2005 02:40:47PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

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

MONTELL G. BRIDGEWATER, III
149 RED BAY DRIVE
MAYLENE, ALABAMA 35114

Shelby County, AL 12/29/2005
State of Alabama

Deed Tax: \$6.00

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 EIGHTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$289,900.00) to the undersigned grantor, RAUGHTON CUSTOM HOMES, 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 MONTELL G. BRIDGEWATER, III and STACIF. BRIDGEWATER, 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 559, ACCORDING TO THE SURVEY OF LAKE FOREST, PHASE V, AS RECORDED IN MAP BOOK 30, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. ALL MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.
2. ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.

\$284,000.00 of the consideration herein was derived from a mortgage closed simultaneously 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, RAUGHTON CUSTOM HOMES, INC., by its PRESIDENT, DARLENE RAUGHTON who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 21st day of December, 2005.

RAUGHTON CUSTOM HOMES, INC.

By: Darlene Raughton
DARLENE RAUGHTON, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DARLENE RAUGHTON, whose name as PRESIDENT of RAUGHTON CUSTOM 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 21st day of December, 2005.

GMV
Notary Public

My commission expires: 9.29.06

