15560

20070328000140540 1/2 $24.00
Shelby Cnty Judge of Probate, AL
03/28/2007 04:00:04PM FILED/CERT

Shelby County, AL 03/28/2007
State of Alabama

Deed Tax:$10.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

NORMAN MOORE
124 WATERFORD COVE DRIVE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 ($199,900.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **HOLSOMBECK BUILDERS, INC., Corporation** does by these presents, grant, bargain, sell and convey unto **NORMAN MOORE and FAYE W. MOORE**, (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 634, according to the survey of Waterford Cove, Sector 4, as recorded in Map Book 36, Page 17 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.

2. BUILDING SETBACK LINE(S) AS SHOWN BY PLAT IN MAP BOOK 36 PAGE 17 IN THE PROBATE OFFICE.

3. EASEMENT(S) AS SHOWN BY RECORDED PLAT IN MAP BOOK 36 PAGE 17 IN THE PROBATE OFFICE.

4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #20051115000597130, ALONG WITH INCORPORATION OF HOMEOWNERS RECORDED IN INST. #2001-12817 IN THE PROBATE OFFICE.

5. RIGHT(S) OF WAY(S) GRANTED TO SHELBY COUNTY BY INSTRUMENT(S) RECORDED IN DEED BOOK 240 PAGE 36 IN THE PROBATE OFFICE.

6. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT TO BE RECORDED IN THE PROBATE OFFICE.

7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RIGHTS SET OUT IN INST. NO. 1995, PAGE 1640 AND REAL 345, PAGE 744.

8. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES, AND LIMITATIONS, AS APPLICABLE, AS SET OUT IN AND AS REFERENCED IN DEED(S) RECORDED IN INST. #1995-1640 AND REAL BOOK 345 PAGE 744 IN THE PROBATE OFFICE.

9. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS, AS SET OUT IN MAP BOOK 36 PAGE 17 IN THE PROBATE OFFICE.

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10. TERMS AND CONDITIONS AS RECORDED IN INST. NO. 1995, PAGE 1640 IN THE PROBATE OFFICE.

$189,905.00of 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, **HOLSOMBECK BUILDERS, INC.** , by **KENT HOLSOMBECK** its **VICE PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23rd day of March, 2007.

HOLSOMBECK BUILDERS, INC.

KENT HOLSOMBECK
VICE 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 **KENT HOLSOMBECK**, whose name as **VICE PRESIDENT** of **HOLSOMBECK BUILDERS, INC.**, a/an **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 23rd day of March, 2007.

Notary Public

My commission expires: 9-22-09

ELIZABETH L. HENDERSON NOTARY PUBLIC ALABAMA STATE AT LARGE