

SEND TAX NOTICE TO:

(Name) Thomas L. & Sandra D. Trish
5025 Cameron Road
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Charles A. J. Beavers, Jr.
Bradley, Avant, Rose & White
813 Shades Creek Parkway, Suite 203
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED TWENTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES P. SILVER AND WIFE, ROSELLE V. SILVER,

(herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS L. TRISH AND WIFE, SANDRA D. TRISH,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 17, Block 1, according to Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1985.
2. Roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.
3. Ten foot easement on Northerly side, ten foot easement on Easterly side and ten foot easement on Southerly side of subject property for public utilities as shown by recorded plat.
4. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 64, Page 267, in the said Probate Office.

(Continued on reverse)

\$98,800.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th

day of June, 19 85

WITNESS:

(Seal)

(Seal)

(Seal)

James P. Silver (Seal)
JAMES P. SILVER
Roselle V. Silver (Seal)
ROSELLE V. SILVER (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES P. SILVER AND WIFE, ROSELLE V. SILVER, 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 the conveyance they executed the same voluntarily on the day the same were dated.

Given under my hand and official seal this 6th day of June, A. D. 19 85

Notary Public.

(CONTINUED FROM FRONT)

SUBJECT TO:

5. Restrictions and conditions as shown by recorded plat.
6. Restrictions as recorded in Misc. Volume 5, Page 86, in the said Probate Office.
7. Agreement with regards to underground residential utility distribution with Alabama Power Company, as recorded in Misc. Volume 5, Page 626, in the Probate Office of Shelby County, Alabama.
8. Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 5, Page 625.
9. Right of Way to Alabama Power Company as recorded in Volume 109, Page 293; Volume 126, Page 343; Volume 146, Page 381; Volume 176, Page 68; Volume 184, Page 166; Volume 141, Page 298 and Volume 145, Page 387, in the said Probate Office.
10. Right of Way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Volume 281, Page 497, in the said Probate Office.

STATE OF ALABAMA
I HEREBY CERTIFY
THAT THIS INSTRUMENT WAS FILED

1985 JUN 12 AM 10:22

Thomas P. [Signature]
JUDGE

RECORDING FEES

Mortgage Tax	\$ <u>25.00</u>
Deed Tax	
Mineral Tax	<u>5.00</u>
Recording Fee	<u>1.00</u>
Index Fee	
TOTAL	\$ <u>31.00</u>

BOOK 030 PAGE 121

THIS FORM FROM
ALABAMA TITLE CO., INC.
BIRMINGHAM, ALABAMA

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
RETURN TO 813 Shades Creek Pkwy, Suite 203
BIRMINGHAM, AL 35209