

\$62,000.00

797

This instrument prepared by:
J. Sanford Mullins, III
MULLINS, ECHOLS & ALLEN
Suite 116, 4 Office Park Circle
Birmingham, Alabama 35223

Send tax notice to:
Mr. & Mrs. Wilson H. Shepherd
300 Cahaba Park, So., Ste. 206
Birmingham, Alabama 35243

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, RUSSELL BUILDING CO., INC., an Alabama corporation (herein referred to as grantors), do grant, bargain, sell and convey unto WILSON HASSELL SHEPHERD and wife, DEBORAH T. SHEPHERD, (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 4, Block 1, according to the Plat of Heather Point (the Second Addition to Kerry Downs), a subdivision of Inverness, as recorded in Map Book 10, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable October 1, 1987.
2. Said property is subject to those Protective Covenants or Restrictions recorded in Miscellaneous Book 092, Page 191, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, rights of way, and set-back lines of record.
4. Mineral and mining rights not owned by GRANTOR.
5. Any applicable zoning ordinances.

TO HAVE AND TO HOLD to said GRANTEES as joint tenants with right of survivorship.

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 claim of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 26th day of November, 1987.

RUSSELL BUILDING CO., INC.
BY: Keith C. Russell
Keith C. Russell,
Its President

STATE OF ALABAMA
JEFFERSON COUNTY

Before me, the undersigned authority, personally appeared KEITH C. RUSSELL, as President of RUSSELL BUILDING CO., INC., an

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Alabama corporation, who being first duly sworn, acknowledged before me that he has read the foregoing Warranty Deed and understands the contents thereof, and that he signed the same voluntarily in his stated official capacity.

Sworn to and subscribed before me on this the 26th day of November, 1986.

J. Sanford Mullins, Jr.
Notary Public

MY COMMISSION EXPIRES 2-3-90

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 DEC 10 PM 1:56

Thomas R. Snowling, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 62.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 68.00