

442

STATE OF ALABAMA
COUNTY OF SHELBY

1916
3rd

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that LYLE F. FREIHAGE and MARCIA L. FREIHAGE, husband and wife, the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantors by THOMAS S. SHEEHAN, IV and CHRISTINA L. SHEEHAN, the Grantees, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs, executors and assigns of such survivor, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 4, according to the survey of Cherokee Crest, as recorded in Map Book 9, Page 152 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Excepting therefrom such oil, gas and other minerals, in, on and under said property, together with all rights in connection therewith as have been previously reserved by or conveyed to others than the Grantors, but including in this conveyance such oil, gas and other minerals and rights in connection therewith, as are owned by Grantors;

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together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs, executors and assigns of such survivor, forever.

THIS CONVEYANCE IS MADE SUBJECT TO:

- 1) Restrictions, covenants and conditions as set out in instrument recorded in Real 65, Page 760 in Probate Office.
- 2) Right-of-Way granted to South Central Bell by instrument recorded in Real 67, Page 492 in Probate Office.
- 3) Easement to City of Alabaster as shown by

BROWN, HUDGENS, RICHARDSON, P.C.

1495 UNIVERSITY BOULEVARD
MOBILE, ALABAMA

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instrument recorded in Deed Book 327, Page 344 in Probate Office.

- 4) Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 75, Page 611 in Probate Office.
- 5) 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 Deed Book 121, Page 294 in Probate Office.

ALL RECORDING REFERENCES HEREIN REFER TO THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

AND, except as to the above and the taxes hereafter falling due, the said Grantors, for themselves, their heirs, executors and assigns, hereby covenant with the said Grantees, their heirs, executors and assigns, that they are seized of an indefeasible estate in fee simple in and to said property; that they have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that they are in the quiet and peaceable possession of said property; and that they do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantees, and the survivor of them, and the heirs, executors and assigns of such survivor, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 29th day of July, 1988.

 (SEAL)
LYLE F. FREIHAGE

 (SEAL)
MARCIA L. FREIHAGE

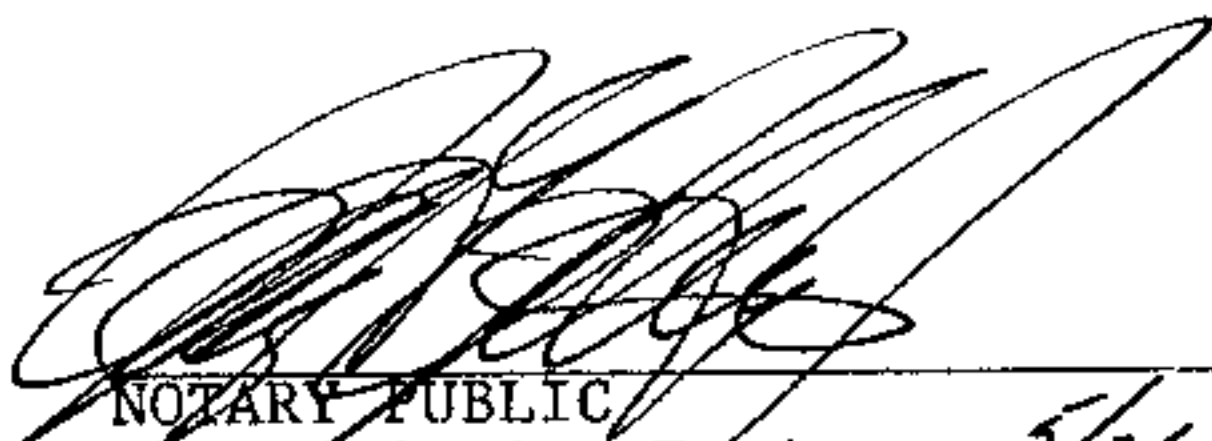
STATE OF ALABAMA ::

COUNTY OF JEFFERSON ::

I, the undersigned notary public in and for said State and County, hereby certify that LYLE F. FREIHAGE and MARCIA L. FREIHAGE, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

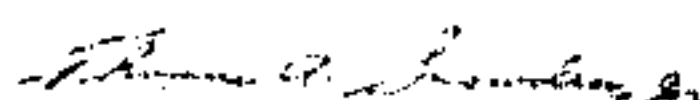
GIVEN under my hand and notarial seal on this the 29th day of July, 1988.


NOTARY PUBLIC
My Commission Expires: 5/24/89

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NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG -8 PM 1:26


JUDGE OF PROBATE

1. Deed Tax	\$ <u>29.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>38.00</u>

GRANTEES' ADDRESS:

1563 Sequoia Trail
Helena, Alabama

THIS INSTRUMENT PREPARED BY:

RAY G. RILEY, JR.
Brown, Hudgens, Richardson, P. C.
1495 University Boulevard
Mobile, Alabama 36609