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THIS INSTRUMENT PREPARED BY:
BEN L. ZARZUR, ATTORNEY
2125 MORRIS AVENUE
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
David Hall Marsh
2078 Royal Fern Lane
Birmingham, AL 35244

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED SIXTY-SEVEN THOUSAND AND NO/100--(\$467,000.00)--DOLLARS to the undersigned grantor, D & B BUILDERS, INC. and HUNTINGTON PROPERTIES, INC., a Joint Venture, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto DAVID HALL MARSH and wife, ELIZABETH BROOKS MARSH (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 7, according to the Map and Survey of Chadwick Square, as recorded in Map Book 13, Page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 1989.
2. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Book 204, Page 960.
3. Agreement with Alabama Power Company for Underground Residential Distribution as recorded in Book 215, Page 509.
4. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 215, Page 500.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 127, Page 140.
6. Restrictions appearing of record in Misc. 14, page 536 and amended in Misc. 17, page 550.
7. Certificate of compliance as recorded in Misc. 34, page 549.
8. Easements as reserved in Deed Book 312, Page 239.
9. Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 230, Page 798.

\$373,600.00 of the purchase price recited above has been paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTEEES, their heirs

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and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Presidents, G. A. Willard and John Segars, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 26th day of September, 1989.

ATTEST:

D & B BUILDERS, INC. AND
HUNTINGTON PROPERTIES, INC.,
A JOINT VENTURE

By:

G. A. Willard, President of
D & B BUILDERS, INC.

By:

John Segars, President of
HUNTINGTON PROPERTIES, INC.

BOOK 258 PAGE 924
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that G. A. Willard, whose name as President of D & B Builders, Inc., a corporation, and John Segars, whose name as President of Huntington Properties, Inc., 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporations.

Given under my hand and official seal, this 26th day of September, 1989.

Raven Sue Underwood
Notary Public

My commission expires: 6-23-93

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 SEP 29 AM 11:36

Raven S. Underwood, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>93.50</u>
2. Mtg. Tax -----	\$ <u>5.00</u>
3. Recording Fee -----	\$ <u>3.00</u>
4. Indexing Fee -----	\$ <u>1.00</u>
5. No Tax Fee -----	\$ <u>0.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>102.50</u>