

3 24.00
4.00
5.00
6 33.00

STATE OF ALABAMA)
SHELBY COUNTY)

1765

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Twenty Thousand and NO/100 Dollars (\$120,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, SouthTrust Mortgage Corporation, a Delaware Corporation, (GRANTOR) does grant, bargain, sell and convey unto Randall C. Shealy and Marlene E. Shealy (GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 12, according to the Survey of Oakridge, 2nd Sector, as recorded in Map Book 10, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1990 are a lien, but not due and payable until October 1, 1990.
2. Agreement with Alabama Power for underground residential distribution as recorded in Book 106, Page 529.
3. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 106, Page 532.
4. Restriction appearing of record in Book 109, Page 562 and as shown on recorded map.
5. 35 foot building line from Oakridge Drive and a 10 foot utility easement along the rear lot line, as shown on recorded map.
6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 540 and Deed Book 186, Page 185.

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\$96,000.00 of the consideration was paid by a mortgage loan. ~~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 assings of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 20th day of December, 1989.

SouthTrust Mortgage Corporation,
a Delaware Corporation

By: W. Guy Warren
W. Guy Warren
Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that W. Guy Warren whose name as Vice President of SouthTrust Mortgage Corporation, a Delaware 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 said conveyance, he, as such

Conley. Warren

officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 20th day of December, 1989.

C. Rauden Mich
Notary Public
My Commission Expires: 7.13.92

This instrument was prepared by:
Clayton T. Sweeney
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

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

89 DEC 27 PM 1:06

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Dead Tax -----	\$ 24.00
2. -----	\$
3. -----	\$
4. -----	\$ 5.00
5. -----	\$ 3.00
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 33.00