

SEND TAX NOTICE TO:
STANLEY O. WALDROP and
(Name) RETA H. WALDROP
3028 Spruce Drive
(Address) Helena, Alabama 35080

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(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 }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Eight Thousand and no/100 (\$88,000.00) DOLLARS

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

RANDY S. WALLIS and ^{BW} TERESA GIAMBRONE WALLIS, both unmarried persons

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

STANLEY O. WALDROP and RETA H. WALDROP

(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 2, according to the Map and Survey of Royal Pines, as recorded in Map Book 11, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.
2. Transmission line permits in favor of Alabama Power Company recorded in Deed Book 130, page 176; Book 142, page 402; Book 181, page 31.
3. Right of way in favor of Shelby County recorded in Deed Book 154, page 478.
4. Easement in favor of Colonial Pipeline Company recorded in Deed Book 221, page 833 and over the southeast corner of subject property as shown by record plat.
5. A 40 foot building set back line as shown by record plat.
6. A 5 foot utility easement over the south side and easement of varying width over the east side as shown by record plat.
7. Right of way in favor of South Central Bell Telephone Company recorded in Real Record 133, page 41.
8. Easement in favor of Alabama Power Company and South Central Bell Telephone Company recorded in Real Record 133, page 593.

\$88,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Teresa Giambrone Wallis and Teresa Giambrone is one and the same person.

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 3rd

day of May, 19 90

WITNESS:

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

90 MAY 14 PM 12:58

(Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY }

1. Deed Tax
2. Mtg. Fee
3. Recording Fee
4. Indexing Fee
5. Notary Fee
6. Certified Fee
Total \$ 7.50

Randy S. Wallis (Seal)
RANDY S. WALLIS
Teresa Giambrone Wallis (Seal)
TERESA GIAMBRONE WALLIS (Seal)

I, the undersigned, hereby certify that RANDY S. WALLIS and TERESA GIAMBRONE WALLIS, both unmarried persons 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 bears date.

Given under my hand and official seal this 3rd day of May, A.D., 19 90