

844

This instrument was prepared by

Send Tax Notice To: Paul G. Bartlett and
name Tonya J. Bartlett
4508 Little Ridge Drive,
address
Birmingham, AL 35242

(Name) John L. Hartman, III
P. O. Box 846
(Address) Birmingham, Alabama 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty-two Thousand and no/100 (\$142,000.00)----- DOLLARS

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

Charles M. McLeod, a married man

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

Paul G. Bartlett and Tonya J. Bartlett

(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 3A, according to the Survey of Little Ridge Estates, A Resurvey of Lots 2, 3, & 4, of A Resurvey of Lots 2, 3, 4, 40, 41 & 42, as recorded in Map Book 13 page 141, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 35 feet reserved from Little Ridge Drive as shown by plat; (3) Public utility easements as shown by recorded plat, including a 10 foot easement within building setback line and a 10 foot on the Northerly rear side of lot; (4) Restrictions, covenants and conditions as set out in instrument recorded in Real 171, page 836 and as shown by Map Book 9, page 174 in Probate Office; (5) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 124, page 516 in Probate Office; (6) Easement to Alabama Power Company as shown by instrument recorded in Real 93, page 143 in Probate Office; (7) Agreement with Alabama Power Company as to underground cables recorded in Real 84, Page 567 and covenants pertaining thereto recorded in Real 78, page 104 in Probate Office.
The property herein described does not constitute the homestead of the grantor herein.

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 ~~bind~~ do for myself ~~and my heirs~~ and for my ~~heirs~~, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~lawfully~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~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, I have hereunto set my hand(s) and seal(s), this 2nd day of August, 19 90

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 AUG 10 AM 10:36

Charles M. McLeod (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY
JUDGE OF PROBATE
3. Notary Fee \$ 2.50
4. L. & C. Fee \$ 3.00
5. H. & C. Fee \$ 1.00
6. Certified Fee \$ 1.00
Total \$ 7.50

Charles M. McLeod (Seal)

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Charles M. McLeod, a married man whose name 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August A. D., 19 90