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SEND TAX NOTICE TO:
Harold Rich and Gary Stephens
(Name) dba Rich & Stephens Construction
4509 Valleydale Road
(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) Theresa A. Tkacik, Attorney At Law
2162 Highway 31 South
(Address) Pelham, Alabama 35124

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED DOLLARS AND NO/100's (\$500.00) ^{\$20,500.00} DOLLARS

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

MARK D. SOCKWELL, and wife DENISE G. SOCKWELL

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

HAROLD RICH AND GARY STEPHENS, d/b/a RICH & STEPHENS CONSTRUCTION

(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 42-A, according to the Resurvey of Lots 40, 41, 42, 43, 44, and 45, of Heatherwood, Third Sector (Map Book 8, Page 29 A & B), as recorded in Map Book 9, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Building setback line of 35 feet reserved from Oakmont Road as shown by plat.

Public utility easements as shown by recorded plat, including a 5 foot easement on the North and South sides.

Restrictions, covenants, and conditions as set out in instrument recorded in Misc. Book 37, Page 537 in the Shelby County Probate Office.

Right-of-way granted to South Central Bell by instrument recorded in Real Book 4, Page 597, in the Shelby County Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 318, Page 16, in the Shelby County Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 39, Page 981 and covenants pertaining thereto recorded in Misc. Book 39, Page 980, in the Probate Office of Shelby County, Alabama.

\$20,000 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 12th day of JUNE

WITNESS:

91 JUN 26 AM 8:26
JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY }

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that MARK D. SOCKWELL, and wife DENISE G. SOCKWELL whose name S 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 12th day of JUNE A. D., 19 91

Notary Public