

294-1125

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ALVIN F. KESLER, JR.
2612 ROYAL CIRCLE
PELHAM, ALABAMA 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY THOUSAND NINE HUNDRED AND 00/100'S***(\$130,900.00) DOLLARS, the undersigned GRANTORS, FORREST G. VANDERWALL acting by and through his attorney in fact, PATRICIA J. VANDERWALL, and wife, PATRICIA J. VANDERWALL, (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto ALVIN F. KESLER, JR. AND CHARLOTTE R. KESLER (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 30, according to the Survey of ROYAL OAKS, SECOND SECTOR, as recorded in Map Book 7, Page 77, in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

\$124,355.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the year 1994, which are not due and payable until October 1, 1994, but became a lien on October 1, 1993, and taxes for subsequent years.
2. Building setback line of 30 feet reserved from Royal Circle as shown by plat.

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3. Public utility easements as shown by recorded plat, including 7.5 feet on the rear of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 24, page 699 and Map Book 7, Page 77 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company and South Central Bell as shown by instrument(s) recorded in Deed 313, Page 625 in Probate Office.
6. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed 329, page 432 in Probate Office.
7. Subject to restrictions as set out and recorded in Deed 293, page 701 in Probate Office.

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 do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORS, FORREST G. VANDERWALL AND WIFE, PATRICIA J. VANDERWALL have hereunto set their signatures and seals, this the 7th day of January, 1994.

Forrest G. Vanderwall, acting by and through his attorney in fact, Patricia J. Vanderwall
FORREST G. VANDERWALL, acting by and through his attorney in fact,
Patricia J. Vanderwall
Patricia J. Vanderwall
PATRICIA J. VANDERWALL

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, Robert S. Paden, a Notary Public, in and for said County, in said State, hereby certify that FORREST G. VANDERWALL acting by and through his attorney in fact, PATRICIA J. VANDERWALL, and PATRICIA J. VANDERWALL, 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 this the 7th day of January, 1994.

Robert S. Paden
Notary Public

My commission expires: 7/16/94

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