

SEND TAX NOTICE TO:

(Name) Mr. Charles E. Anderson  
 (Address) 147 Oakmont Rd  
Bham, AL 35244

This instrument was prepared by

(Name) Thomas L. Foster, Attorney  
 (Address) 1201 N. 19th St., B'ham, AL 35234

Form 1-1-3 Rev. 5/82  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of Forty Five Thousand Five Hundred & 00/100---(\$45,500.00) DOLLARS

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

Redmond W. Flemming and wife, Nancy Flemming

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

Charles E. Anderson and Jewel P. Anderson

(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 24-A, according to a Resurvey, recorded in Map Book 9, page 26, in the Office of the Judge of Probate of Shelby County, Alabama, of Lots 21, 22, 23, 24, 25, 26 & 27, Heatherwood, 2nd Sector.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

Inst # 1995-11826

05/05/1995-11826  
 01:38 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCD 54.00

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 1st day of May, 19 95.

WITNESS:

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

Redmond W. Flemming (Seal)  
 Redmond W. Flemming  
Nancy Flemming (Seal)  
 Nancy Flemming

STATE OF ALABAMA }  
 JEFFERSON COUNTY }

I, the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Redmond W. Flemming and wife, Nancy Flemming 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 1st day of May, A. D., 19 95

Notary Public.