

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

SCOTT L. SAXTON
1425 OAKRIDGE DRIVE
BIRMINGHAM, AL 35242

Inst # 1995-35902

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 FORTY FOUR THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$144,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BOBBY J. DOLAN, JR. and LORI S. DOLAN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SCOTT L. SAXTON and TINA M. SAXTON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7, ACCORDING TO THE MAP AND SURVEY OF OAKRIDGE-2ND SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 50 (A & B), IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Restrictions appearing of record in Book 170, page 615; Book 109, page 562 and amended in Instrument #1995-30053, and as shown on recorded plat.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 101, page 540 and Volume 186, page 185.
4. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 106, Page 532.
5. Agreement with Alabama Power Company for Underground Residential Distribution as recorded in Book 106, Page 529.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Book 70, page 519; Book 70, page 521 and Book 70, page 526.
7. 35 foot building line from Oakridge Drive and a 10 foot easement along the rear lot line all as shown on recorded map.

\$137,250.00 of the consideration herein was derived from a mortgage 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


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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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, BOBBY J. DOLAN, JR. and LORI S. DOLAN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of December, 1995.






STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BOBBY J. DOLAN, JR. and LORI S. DOLAN, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of December, 1995.



Notary Public

My commission expires: 7/16/98

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