

76-2347

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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SEND TAX NOTICE TO

ROBERT C. STEELE  
129 CHESHIRE LANE  
PELHAM, AL 35124

Inst # 1996-21830

07/09/1996-21830  
09:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JUL 23 1996

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED EIGHTEEN THOUSAND and 00/100 (\$218,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM A. ENGLE and CAROLINE W. ENGLE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT C. STEELE and LORRIE K. STEELE, 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 18, ACCORDING TO THE SURVEY OF CHESHIRE SUBDIVISION, AS RECORDED IN MAP BOOK 16 PAGE 93, 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 Instrument Number 1992-27996, and as shown on recorded plat.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 244, Page 587.
4. Right of Way to Seaboard Coast Railroad as set forth by instrument recorded in Deed Book 36, Page 385.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 230, Page 117.
6. Terms and conditions of the Articles of Incorporation of Cheshire Homeowner's Association, Inc., as recorded in Instrument Number 1993-2044.
7. 40 foot building line from Cheshire Lane; as shown on recorded map.

\$196,200.00 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 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, WILLIAM A. ENGLE and CAROLINE W. ENGLE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of June, 1996.

  
WILLIAM A. ENGLE

  
CAROLINE W. ENGLE

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM A. ENGLE and CAROLINE W. ENGLE, 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 21st day of June, 1996.

  
Notary Public

My commission expires: 5-20-00

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002 MEL 33.00