

76-2453

(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
CASEY E. COLEMAN
2909 DUBLIN DRIVE
HELENA, AL 35080

Inst # 1996-29244

09/05/1996-29244
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00
002 MEL

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of NINETY TWO THOUSAND and 00/100 (\$92,000.00) DOLLARS to the undersigned grantor or grantor's in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MICHAEL T. WALTON and JANETH L. GANT WALTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CASEY E. COLEMAN and DONNA COLEMAN, 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 21, ACCORDING TO THE SURVEY OF BRAELINN VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 11, PAGE 100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes lien but are not yet due and payable until October 1, 1996.
2. Building setback line(s) and public easement(s) as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 174 page 781 in Probate Office.
4. Easement(s) to Alabama Power Company as shown by instrument(s) recorded in Real 167 page 419 in Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Real 166 page 64 and covenants pertaining thereto recorded in Real 166 page 77 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. #1993-20522 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 11 page 100.
8. Drive mislocated into easement as shown on survey by M.D. Arrington dated January 23, 1989.

JANETH L. GANT IS ONE AND THE SAME AS JANETH L. GANT WALTON.

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\$91,141.00 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, MICHAEL T. WALTON and JANETH L. GANT WALTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of August, 1996.


MICHAEL T. WALTON


JANETH L. GANT WALTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MICHAEL T. WALTON and JANETH L. GANT WALTON, 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 23rd day of August, 1996.


Notary Public

My commission expires: 7/16/98

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00