

KYHOS-3394

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

R9905-3394

SEND TAX NOTICE TO:

This instrument was prepared by:

TURNER, NORTON & JERNIGAN, L.L.C.
Attorneys At Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

JOSEPH P. MURDOCK
LOT 16 MILL SPRINGS ESTATES
BIRMINGHAM, ALABAMA 35244

1999-25260

06/16/1999-25260
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JCF ORR 42.00

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 TWENTY SEVENTY THOUSAND EIGHT HUNDRED THIRTY THREE and 00/100 (\$270,833.00) DOLLARS** to the undersigned grantor, **AMBERSON CONSTRUCTION, INC.** in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR**, does by these presents, grant, bargain, sell and convey unto **JOSEPH P. MURDOCK and MELISA MURDOCK, 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 16, ACCORDING TO THE SURVEY OF MILL SPRING ESTATES, 2ND SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. Transmission Line Permit granted to Alabama Power Company as recorded in Deed Book 101, Page 570 and Deed Book 220, Page 67.
3. Right of Way to Shelby County, Alabama as recorded in Deed Book 216, Page 24 and Volume 216, Pages 22, 26 & 27.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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.
5. Release of damages as recorded in Instrument No. 1997-23616.
6. Building set back line of 35' from Mill Springs Lane as recorded in Map book 8, page 165.
7. Subject to Covenants, conditions and restrictions (deleting therefrom any restriction indicating any preference, imitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1999-18863 in the official records of Shelby County, Alabama.
8. Ordinance to City of Hoover, Alabama as recorded in Real Book 138, Page 425

\$240,000.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, **AMBERSON CONSTRUCTION, INC.**, by its **PRESIDENT, RICHARD C. AMBERSON** who is authorized to execute this conveyance, has hereunto set its signature and seal, this the **28th day of May, 1999**.

AMBERSON CONSTRUCTION, INC.

By: 

RICHARD C. AMBERSON, PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RICHARD C. AMBERSON**, whose name as **PRESIDENT** of **AMBERSON CONSTRUCTION, INC.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the **28th** day of **May, 1999**.


Notary Public

My commission expires: **05/03/2002**

1999-25260

06/16/1999-25260
08:54 AM CERTIFIED
JULY 16 1999
JUL 16 1999