

DJ
10251

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

BRANDON G. ANDERSON
189 COVE LANE
PELHAM, AL 35124

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 SIXTY NINE THOUSAND ONE HUNDRED DOLLARS and 00/100 (\$169,100.00) to the undersigned grantor, JACKIE WILLIAMS COMPANY, 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 BRANDON G. ANDERSON AND AMY M. ANDERSON, (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 2842, ACCORDING TO THE SURVEY OF A CORRECTIVE MAP OF WEATHERLY HIGHLANDS, THE COVE - SECTION 28 - PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 92 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 15 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. EASEMENT ON REAR SIDE OF UNDETERMINED SIZE LOT AS SHOWN ON RECORDED MAP.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN VOLUME 2002, PAGE 52713.


\$160,645.00 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, JACKIE WILLIAMS COMPANY, INC., by JACKIE WILLIAMS its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of December, 2003.

JACKIE WILLIAMS COMPANY, INC.

By: 
JACKIE WILLIAMS, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JACKIE WILLIAMS, whose name as PRESIDENT of JACKIE WILLIAMS COMPANY, 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 24th day of December, 2003.



Notary Public

My commission expires: 10-2-05