

**(Name)**

**(Address)**

(Name) Claude McCain Moncus, Esq.

(Address) 2100 16th Avenue South, Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – ALABAMA TITLE CO., INC., Birmingham, AL.**

**STATE OF ALABAMA**

# JEFFERSON

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar (\$1.00)

**to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,**

Cleo R. Rexrode and wife, Faith E. Rexrode

**(herein referred to as grantors) do grant, bargain, sell and convey unto**

R. Gregory Abbott (Undivided one-half) and R. Stephen Beatty (undivided one-half)  
(herein referred to as GRANTEES) jointly and severally hereby convey the following described real estate situated in

**Shelby**

**County, Alabama to-wit:**

Lot 116, according to the Map of Chandalar South, Second Sector as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama. Situated in the Town of Pelham, Shelby County, Alabama.

Subject to:

1. Taxes for 1983 which are a lien but not due and payable until October 1, 1983. Also taxes for subsequent years.
2. Restrictive covenants and conditions filed for record on February 18, 1974, in Misc. Book 7, Page 260.
3. 50 foot building set back line from Chandagreen Lane.
4. 10 foot utility easement across West side of said lot as shown on recorded map of said subdivision.
5. Transmission line permits to Alabama Power Company dated December 1, 1972, recorded in Deed Book 278, Page 477; and dated January 7, 1974, recorded in Deed Book 285, Page 489, in Probate Office.
6. Restrictive covenants as to underground cables, dated December 7, 1973, recorded in Misc. Book 7, Page 392, and Agreement with Alabama Power Company dated December 7, 1973, and recorded in Misc. Book 7, Page 591 in Probate Office.
7. The Grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings and Loan Association dated May 11, 1978, and recorded in Mortgage Book 378, Page 58, in Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEES and their heirs with rights of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that unless the joint tenancy herein created is terminated 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 and associated homestead and community property interest in the above described premises shall be held by the survivor of the parties herein shall take the same in common.

And ~~X~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~(we) will and ~~our~~ heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF,           We           have hereunto set           our           hand(s) and seal(s), this           31          

day of December, 19 82.

**WITNESS:**

Bernice L. Damm  
Robert H. Damm

STATE OF M.A. SHELBY CO.  
I CERTIFY THIS (Seal)  
INSTRUMENT WAS FILED  
19 AM 11: 7

300  
Cleo R. Rexrode (Seal)  
Faith E. Rexrode (Seal)

**STATE OF OHIO**

**COUNTY**

I, the undersigned, My Comm. Expires May 19 87, a Notary Public in and for said County, in said State, hereby certify that Cleo R. Rexrode and wife, Faith E. Rexrode, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date. TH

Given u                      hand and official seal this

of JAN 1 1883 A.D. 1983