

This instrument was prepared by

(Address) 4938 Indian Valley Road
Birmingham, AL

(Name) James F. Burford, III

(Address) Suite 2900, 300 Vestavia Office Pk, Birmingham, AL 35216

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$81,095.00 Equity

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
FRANK RANDY BRIDGES, JR. and wife, JO ANN V. BRIDGES(herein referred to as grantors) do grant, bargain, sell and convey unto
GREGORY W. O'DELL and DEBERA ANNE DENION

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 3, Block 2, according to Indian Valley, Fourth Sector as recorded in Map Book 5,
Page 99 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) 1985 Fire Dues due North Shelby County Fire District. (2) Taxes due in the year 1985 and thereafter. (3) 35 foot building line as shown by recorded map. (4) 30 foot easement on rear and 5 foot easement on northeast side as shown by recorded map. (5) Restrictions recorded in Misc. Book 1, Page 207 in the Probate Office of Shelby County, Alabama. (6) Mineral and mining rights incident thereto recorded in Volume 181, Page 385 in said Probate Office. (7) Covenants and reservations running with the land recorded in Volume 279, Page 463 in said Probate Office. (8) Easement to Alabama Power Company recorded in Volume 102, Page 55; Volume 119, Page 297, Volume 107, Page 121; Volume 102, Page 53; Volume 103, Page 43, and Volume 104, Page 213 in said Probate Office.

The grantees herein expressly assume and agree to pay that certain mortgage from Frank Randy Bridges, Jr. and Jo Ann V. Bridges to Cobbs, Allen & Hall Mortgage Company, Inc., filed for record September 19, 1973 and recorded in Volume 334, Page 108 in the Probate Office of Shelby County, Alabama.

\$56,095.00 of the equity consideration recited herein was derived from a purchase money second mortgage executed 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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (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 ~~we~~ (we) will and ~~our~~ (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 11th

day of December, 1984

WITNESS STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

1984 DEC 13 AM 9:28

deed tax
2500
Rec'd 250
Ind. 100
28 50

(Seal)

(Seal)

(Seal)

FRANK RANDY BRIDGES, JR. (Seal)
JO ANN V. BRIDGES (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, James F. Burford, III

a Notary Public in and for said County, in said State,

hereby certify that Frank Randy Bridges, Jr. and wife, Jo Ann V. Bridges
whose name S are signed to the foregoing conveyance, and who are acknowledged before me
on this day, that, being informed of the contents of the conveyance have
on the day the same bears date. executed the same voluntarily

Given under my hand and official seal this 11th

day of December

A. D., 1984

Notary Public.