

(Name) M. Kent Anderson and Miriam Anderson

(Address) 829 Tulip Poplar Drive
Hoover, Alabama 35244

This instrument was prepared by

(Name) Rodney E. Nolen

(Address) 2153 14th Avenue South
Birmingham, Alabama 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

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Two Thousand and 00/100 (\$162,000.00) DOLLARS

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

William C. McDonald, III, a married man and Richard J. Keydoszius, a married man

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

N. Kent Anderson and wife, Miriam Anderson

(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 1007, according to the survey of Riverchase Country Club Seventeenth Addition Residential Subdivision, as recorded in Map Book 9 page 50 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. 1985 taxes.

(SEE REVERSE FOR ITEMS 2-8)

\$145,800.00 of the above recited consideration are the proceeds of a mortgage loan to City Federal Savings and Loan closed simultaneously herewith.

The property conveyed herein is not the homestead of either grantor.

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, 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, 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 22nd day of October, 19 85.

WITNESS:

(Seal)

(Seal)

(Seal)

William C. McDonald, III
WILLIAM C. MCDONALD, III
Richard J. Keydoszius
RICHARD J. KEYDOSZIUS

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William C. McDonald, III, a married man and Richard J. Keydoszius, whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of October, A. D., 19 85

Cicio, Nolen

Rodney E. Nolen

Notary Public.

2. Building setback line of 25 feet reserved from Tulip Poplar Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including a 20 foot easement running through the center, a 10 foot easement on the Easterly and Westerly.
4. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, and further amended in Real 17 page 321; and Notice of Compliance Certificate recorded in Misc. Book 34 page 549 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 127 page 140 in Probate Office.
6. Easement to Alabama Power Company as shown by instrument recorded in Real 20 page 239 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables as recorded in Real 18 page 585 and covenants pertaining thereto as recorded in Real 18 page 588 in Probate Office.
8. Restrictions, covenants and conditions as shown by Map Book 9 page 50 in Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 OCT 25 AM 11:29

Thomas O. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		16.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	22.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM

ALABAMA TITLE CO., INC.
BIRMINGHAM, ALABAMA

BOOK 046 PAGE 340