

1494

SEND TAX NOTICE TO:

(Name) Finlay and Madeline Ross  
4704 Sylvaner Lane  
(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

TWNETY-NINE THOUSAND, FIVE-HUNDRED DOLLARS AND NO/100'S-----

to the undersigned grantor, HAVENWOOD PARK, INC. a corporation,  
(herein referred to as GRANTOR), 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

FINLAY ROSS AND MADELINE A. ROSS  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY,  
Lot 19, Block 2, according to a survey of Havenwood Park, First Sector, as recorded in  
Map Book 9, Page 123, in the Shelby County Probate Office.

Minerals and mining rights excepted.

25-foot building set back line from Bower Court, and 35-foot building set back line  
from South side of said lot as shown on recorded map.

10-foot utility easements over the South side and the Southwest corner of said lot  
as shown on recorded map.

Restrictions as shown on recorded map.

Restrictive covenants as recorded in Real Record 052, page 148, in the Shelby County  
Probate Office.

Transmission line permit to Alabama Power Company as recorded in Deed Book 102, page  
53, in the Shelby County Probate Office.

Permit to Alabama Power Company as recorded in Real Record 052, Page 144, in the Shelby  
County Probate Office.

Agreement for Underground Distribution with Alabama Power Company, recorded in Real  
Record 060, page 741, in the Shelby County Probate Office.

Easements as to underground cables recorded in Real Record 060, page 744, in the  
Shelby County Probate Office.

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 said GRANTEES, their heirs and assigns, that 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, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, EMMETT W. CLOUD  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of February 19 86

ATTEST:

HAVENWOOD PARK, INC.

[Signature]

By: Emmett W. Cloud

President

STATE OF ALABAMA  
COUNTY OF SHELBY

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

1986 APR 24 AM 10:14

1. Deed Tax \$ 29.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00

TOTAL a Notary Public in and for said County in said

I, EMMETT W. CLOUD,  
State, hereby certify that  
whose name as  
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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

EMMETT W. CLOUD

President of HAVENWOOD PARK, INC.

Given under my hand and official seal, this the 25th

day of February 19 86.

[Signature]

Theresa A. Tkacik

My Commission Expires September 9, 1986