

SEND TAX NOTICE TO:

(Name) Nora and Jack Whatley

(Address) P.O. Box 22 MONTEVALLO, ALA 35455

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100 (\$1,000.00) AND OTHER GOOD AND VALUABLE DOLLARS
CONSIDERATIONS

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

Annie Clarence Bearden a/k/a Ann Bearden, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Nora Whatley and Jack Whatley

(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 2, in Block 3, according to the map of Arden's Subdivision of the Town of Montevallo, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, page 64.

Subject to the following:

1. Taxes for 1986 and subsequent years. 1986 taxes are a lien but not due and payable until October 1, 1986.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, ~~violated~~ restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. 30-foot building set back line from Pineview Road, as shown on recorded map of said subdivision.
4. Restrictive covenants and conditions filed October 6, 1949 and recorded in Deed Book 139, page 269, in the Probate Office of Shelby County, Alabama.
5. Easement for sanitary sewer line to City of Montevallo, recorded in Deed Book 219, page 507, in the Probate Office of Shelby County, Alabama.
6. Utility easement as shown on recorded map of said subdivision.

This conveyance has been made and is based on good and valuable considerations and has not been executed as a deed in lieu of foreclosure.

The Grantor affirmatively states that Annie Clarence Bearden, Ann Bearden, and Annie B. Bearden are one and the same person.

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 3rd

day of June, 1986

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

1986 JUN -3 PM 2:56

(Seal)

Annie Clarence Bearden (Seal)
Annie Clarence Bearden

1. Deed Tax (Seal) \$ 1.00

2. Mtg. Tax

3. Recording Fee (Seal) 2.50

4. Indexing Fee 1.00

TOTAL 4.50

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Annie Clarence Bearden a/k/a Ann Bearden, a single woman whose name is signed to the foregoing conveyance, and who she on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, A.D., 1986

Notary Public.