

SEND TAX NOTICE TO:

(Name) David & Teresa Shepherd(Address) 264

This instrument was prepared by

(Name) CORRETTI & NEWSOM

1804 7th Avenue

(Address) Birmingham, Alabama 35203

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 TWENTY ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$21,250.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Roscoe D. Chandler and wife, Betty L. Chandler

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

David Shepherd and wife, Teresa Shepherd

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

Shelby County, Alabama to-wit:

Lot 130, according to Riverchase West Fourth Addition Residential Subdivision, as recorded in Map Book 7, Page 156, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

335
388 PAGE
600 BOOK

1. Ad valorem taxes for the current year 1986.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 121, Page 294 and Volume 127, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements and building line as shown on recorded map.
4. Agreement with Alabama Power Company, as recorded in Misc. Volume 32, Page 207, in said Probate Office.
5. Restrictions appearing of record in Misc. Volume 32, Page 213; Misc. Volume 14, Page 536; and Misc. Volume 17, Page 550, in said Probate Office.

\$17,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 28th

day of August, 19 86.WITNESS: Dee'l Tax \$ 4.50

STATE OF ALABAMA

I CERTIFY THIS

2. Mtg Tax INSTRUMENT WAS FILED (Seal)3. Recording Fee 2.501986 SEP -4 AM 10:44 (Seal)4. Indexing Fee 1.00

(Seal)

TOTAL 8.00

(Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

JEFFERSON

COUNTY }

I, the undersigned authority

hereby certify that Roscoe D. Chandler and wife, Betty L. Chandlerwhose nameS 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.

Given under my hand and official seal this 28th

day of

August

A. D. 19 86

6. Ray Wallace

Notary Public