

THIS INSTRUMENT
PREPARED BY:

Jake V. Bivona
Paden, Green, Paden & Bivona
1722 Second Avenue North
Bessemer, AL 35020

SEND TAX NOTICE TO:

C. D. Adderhold
Rt. 1, Box 670
Maylene, Alabama 35114

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

2271
WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-seven Thousand Five Hundred and 00/100 (\$37,500.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Ollie Sandlin (herein referred to as GRANTOR), do grant, bargain, sell, and convey unto C. D. Adderhold and Carolee J. Adderhold (herein referred to GRANTEES), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 3, according to the map and plat of Whispering Pines Farms as recorded in Map Book 8, Page 125, in the office of the Judge of Probate of Shelby County, Alabama, more particularly described as:

A parcel of land containing 19.10 acres, located in the NW-1/4 of the SW-1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said 1/4-1/4 section and run North 86 degrees 58 minutes East along the North boundary of said 1/4-1/4 section 102.95 feet to the point of beginning of this description; thence continue on the same line 1181.53 feet; thence run South 01 degrees 28 minutes West along a fence 948.39 feet to the intersection of the North right of way of Shelby Couth Highway No. 13; thence run along the curve of said highway right of way in a westerly direction subtended by a chord bearing North 89 degrees 8 minutes West 693.16 feet; thence run North 30 degrees 39 minutes West 999.55 feet to the point of beginning. In the event of any discrepancy in this metes and bounds description and the description as shown in the plat as recorded in Map Book 8, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama, then in such event the terms of this metes and bounds description shall control.

This conveyance is made subject to:

- (1) Taxes due in the year 1987, a lien but not yet payable.
- (2) Title to all mineral and mining rights together with all rights incident thereto.

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- (3) Oil, gas and mineral lease dated 6-5-81, in favor of Jack E. Klinger recorded in Book 339, Page 543, and assigned to Sohio Petroleum Co. in Misc. Book 50, Page 507.
- (4) Oil, gas, and mineral lease from A. E. Burgess et ux to Jack E. Klinger dated 6-5-81 and recorded in Deed Book 113, Page 189.
- (5) Right of way in favor of Shelby County recorded in Book 221, Page 403.

All oil, gas, coal, iron, sulphur and all other mineral rights together with all rights incidental thereto are reserved by A. E. Burgess and wife, Mary Ruth Burgess.

Grantor herein warrants that said property is not his homestead.

TO HAVE AND TO HOLD to the said Grantees as joint tenants with right of survivorship.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of March, 1987.


Ollie Sandlin (SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ollie Sandlin, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of
March, 1987.

Eleanor W. McDaniel
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 MAR 26 AM 10:40

Thomas W. Lawrence Jr.
JUDGE OF PROBATE

1. State Tax	<u>31.50</u>
2. Mfg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>46.00</u>

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