

2504

SEND TAX NOTICE TO:

(Name) Stephen L. Greffseng

(Address) 1674 English Knoll
B'ham, ALA. 35235
\$ 30,000

This instrument was prepared by

(Name) Stephen R. Monk, Esq.

P. O. Box 43250

(Address) Birmingham, AL 35243

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 Ten Dollars (\$10.00) and other good and valuable consideration

to the undersigned grantor, Daniel U.S. Properties, Ltd., a Virginia limited partnership, ~~XX 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

Stephen L. Greffseng and wife, Lori L. Greffseng

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

Lot 1, according to the survey of Meadow Brook 12th Sector - 1st Addition as recorded in Book 10, Page 99, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to real estate ad valorem taxes for the 1987 tax year which are a lien but not due and payable until October 1, 1987, all easements, restrictions, reservations, rights of way and other matters of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings. Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

Deed TAX 30.00
Rec 2.50
Ind 1.00
33.50

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, ~~XXXXX~~ ~~XXXXX~~ has hereto set its signature and seal, this the

22nd day of April 1987

DANIEL U.S. PROPERTIES, LTD.

ATTEST:

By Daniel Realty Investment Corporation
a Virginia Corporation President
Its General Partner

STATE OF ALABAMA
COUNTY OF Shelby

1987 APR 23 AM 10:07

By Stephen R. Monk, Vice President

I, Sheila D. Ellis a Notary Public in and for said County in said State, hereby certify that Stephen R. Monk ~~XXXXX~~ ~~XXXXX~~ as Vice President of Daniel Realty Investment Corporation, as general partner of Daniel U.S. Properties, Ltd., a Virginia limited partnership, 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, its capacity as general partner as aforesaid.

Given under my hand and official seal, this the

22nd day of April

1987

My Comm. Expires

Public