

1890

GRANTEE: Donald E. Gann

WARRANTY DEED
WITH SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JAMES A. REDDELL and wife, NANCY T. REDDELL (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DONALD E. GANN and wife, JEANNINE V. GANN (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Beeswax Estates, as recorded in Map Book 10, Page 29, in the Probate Office of Shelby County, said Beeswax Estates being a Resurvey of Lot 6, weaver's Survey as recorded in Map Book 9, Page 153, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in deed recorded 005, Page 328, in Probate Office.

SUBJECT TO: Restrictions as shown on recorded map of Weaver's Survey, as recorded in Map Book 9, Page 153, in Probate Office.

SUBJECT TO: 100 foot Alabama Power Company easement and 75 foot Alabama Power company easement across said lot as shown on recorded map of Beeswax estates, as recorded in Map book 10, Page 29, in Probate Office.

SUBJECT TO: Transmission line permits to Alabama Power Company as recorded in Deed book 107, Page 223, and deed Book 172, Page 442, in Probate office.

SUBJECT TO: Right of way to Shelby County, as recorded in Deed book 224, Page 815, in Probate Office.

SUBJECT TO: Easements to Alabama Power Company as recorded in Deed Book 268, Page 538; Deed Book 268, Page 540; and Deed book 268, Page 542, in Probate Office of Shelby County, Alabama.

SUBJECT TO: Riparian rights.

AND:

Rights of others thereto entitled in and to the continued uninterrupted flow of Beeswax Creek.

Grantor reserves a non exclusive 30 foot wide easement across the front portion of the property herein described for the purpose of ingress and egress to Lots 1, 2 and 3, Beeswax Estates. This easement extends from Highway 5 to Lot 3 along the existing chert road. This easement is to run with the land and shall be binding on all heirs and assigns of the Grantees herein.

SUBJECT TO all reservations, restrictions, easements and right of ways of record or in evidence through use.

\$10,437.47 of the above recited purchase price was paid by mortgage executed simultaneously herewith.

BOOK 131 PAGE 514

TO HAVE AND TO HOLD to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of May, 1987.

BOOK 131 PAGE 515

James A. Reddell
Nancy T. Reddell

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James A. Reddell and wife, Nancy T. Reddell whose 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 19th day of May, 1987.

William R. Justice
Notary Public



This instrument prepared by:

James A. Reddell
Highway 5
Wilsonville, AL

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 MAY 20 PM 3:40

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 2.50
2. Mtg. Tax	_____
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	\$ 8.50