

1893

THIS INSTRUMENT PREPARED BY:

Harry B. Maring
2127 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice To:

Douglas L. McWhorter
2212 Baneberry Drive
Birmingham, Alabama 35244

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Nine and no/100 (\$189,000.00) to the undersigned grantor, Mangrum Homes, Inc., a corporation (hereinafter referred to as grantor), in hand paid by the grantees herein, the receipt whereof is acknowledged, the grantor does hereby grant bargain, sell and convey unto Douglas L. McWhorter and wife, Carolyn J. McWhorter (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 2309, according to the survey of Riverchase Country Club, Twenty-third Addition Residential Subdivision, as recorded in Map Book 10, Page 11A and 11B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following:

1. Building setback line of 25 feet reserved from Baneberry Drive as shown by plat.
2. Public Utility Easements as shown by recorded plat, including 10 feet on the Northwestern side of lot.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14, beginning at Page 536, as amended in Misc. Book 17, beginning at page 550, and further amended in Real 87 Page 675, and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549 in Probate Office.
4. Easement to Alabama Power Company as shown by instrument recorded in Real 83 Page 783 in the Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Real 89 page 988 and covenants pertaining thereto recorded in Real 89 Page 991 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 121 Page 294 and Deed Book 127 Page 140 in Probate Office.

The Grantor herein certifies that the property described herein does not constitute his homestead nor the homestead of his spouse.

TO HAVE AND TO HOLD to the grantees, as joint tenants with right of survivorship, 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) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee herein; and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And the grantor does for itself, its successors and assigns, covenant with the grantees, their heirs and assigns, that it is lawfully seized in

\$148,00.00 of the purchase price \$189,000.00 was paid from a mortgage loan closed simultaneously with delivery of this deed.

Jefferson Fed

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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; that it will and its successors and assigns shall, warrant and defend the same to the grantees and their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor, by its President
Erwin H. Mangrum, who is authorized to execute this
conveyance, has hereunto set its signature and seal, this 19th day
of May, 1987.

ATTEST:

MANGRUM HOMES, INC.

BY: Erwin H. Mangrum
Its Pres

Its _____

STATE OF ALABAMA)
Jefferson)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Erwin H. Mangrum, whose name as President of Mangrum Homes, Inc., 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.

Given under my hand and official seal this 19th day
of May, 1987.

Beverly Hest
Notary Public 8-26-87

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STATE OF ALABAMA SHELBY CO.
OFFICE OF THE
NOTARY PUBLIC

1987 MAY 26 PM 1:07

Thomas C. Mangrum, Jr.
JUDGE OF PROBATE

1. Doc. Tax \$ 41.00
2. Mfg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 47.00