

1530

SEND TAX NOTICE TO:

(Name)

HM Boyd

(Address)

1745 Lenthicum St
Birmingham Ala 35217

This instrument was prepared by

(Name) N. Wray Allen

(Address) 2100 First Avenue North, Birmingham, AL 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 Forty Six Thousand and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

N. Wray & Anne S. Allen, husband and wife; Herbert M. & Emily V. Boyd, husband and wife; and D. Evan & Evelyn S. Veal, husband and wife

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

Herbert M. & Emily V. Boyd, husband and wife

(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 10, according to the survey of Chase Park Estates as recorded in Map Book 11, Page 39 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes due in the year 1987.
2. Building setback line of 40 feet reserved from Street as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded in Real 145 page 137 in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 143 Page 407 in Probate Office.
5. 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 111 Page 625 in Probate Office.
6. Public utility easements as shown by recorded plat, including an irregular easement on the Southeasterly side and 10 feet on the East and South sides of lot.
7. Rights of riparian to owners in and to the use of said Creek.

1. Deed Tax \$ 46.00

2. Mtg. Tax

3. Recording Fee 250

4. Indexing Fee 500

TOTAL

53.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 AUG 20 PM 1:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, 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 18th

day of August, 19 87

WITNESS:

REBECCA GIBBS (Seal)
REBECCA GIBBS (Seal)
REBECCA GIBBS (Seal)
REBECCA GIBBS (Seal)
REBECCA GIBBS (Seal)
REBECCA GIBBS (Seal)

Emily V. Boyd (Seal)
Evelyn S. Veal (Seal)
Herbert M. Boyd (Seal)
D. Evan Veal (Seal)
N. Wray Allen (Seal)
Anne S. Allen (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, Merry M. Ash, a Notary Public in and for said County, in said State,

hereby certify that N. Wray & Anne S. Allen, husband & wife; Herbert M. & Emily V. Boyd, husband & wife; and D. Evan &

Evelyn S. Veal, husband & wife whose name s 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 18th day of August, A.D., 19 87

Merry M. Ash
Notary Public.