

SEND TAX NOTICE TO:

(Name) Harold N. Anderson
3030 Old Stone Drive
 (Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Mark E. Hoffman
2019 Third Avenue North, 3rd Floor
 (Address) Birmingham, Alabama 35203

Form TICOR 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Eight Thousand Eight Hundred and no/100----- DOLLARS

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

MARY JO PARCUS, an unmarried woman

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

HAROLD N. ANDERSON and ALLIE R. ANDERSON

(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-A, Block 1, Resurvey and Subdivision of Lots 6, 7, 8, 9 and 10, Block 1, Stone Ridge, as recorded in Map Book 7, page 138, in the Probate Office of Shelby County, Alabama.

Subject to:

Five foot easement along rear lot line; twenty foot easement along rear lot line for sanitary sewer purposes.

Twenty foot easement for driveway along rear lot line as shown on recorded map.

Fifteen foot easement along northeast lot line as shown by recorded map.

Mineral and mining rights and rights incident thereto as recorded in Volume 64, page 267, in said Probate Office.

Restrictions appearing of record in Misc. Volume 17, page 865 and Misc. Volume 20, page 307, in said Probate Office.

All taxes for subsequent years not yet due and payable.

\$67,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 30th day of September, 19 87.

WITNESS:
 1. Deed Tax \$ 31.50

2. Mtg. Tax STATE OF ALA. SHELBY CO. (Seal)

3. Recording Fee 2.50 I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

4. Indexing Fee 1.00 1987 OCT -2 AM 7:58 (Seal)

TOTAL 35.00

STATE OF ALABAMA
Jefferson

Thomas J. Anderson, Jr.
 JUDGE OF PROBATE

Mary Jo Parcus (Seal)
Mary Jo Parcus (Seal)
 _____ (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Jo Parcus, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, A. D., 19 87

Mc 6.11/23/88
 Notary Public.

BOOK 153 PAGE 612