

SEND TAX NOTICE TO:

(Name) Thomas L. Waldrop and Jane Waldrop
 6539 Quail Run Drive,
 (Address) Helena, Alabama 35080-9762

This instrument was prepared by

(Name) SAMUEL A. RUMORE, JR.
 Attorney at Law,
 (Address) 1007 Colonial Bank Building,
 FM No. ATC 27 Rev. 5/82 Birmingham, Alabama
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY THOUSAND (\$50,000.00) - - - - - DOLLARS
 the assumption of the 1st mortgage recorded in Vol. 383, Page 930, and the execution of a
 2nd mortgage in the sum of \$29,200.00 - - - - - DOLLARS
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

NINA D. LANZI, an unmarried woman,
 (herein referred to as grantors) do grant, bargain, sell and convey unto THOMAS L. WALDROP and JANE E. WALDROP,

(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 20, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama. Also, that part of Lot 21, Quail Run, Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama more particularly described as follows: Begin at the southeast corner of said Lot 21, thence in a northerly direction along the east line of said Lot 21 a distance of 23 feet, thence 170 degrees 08 minutes left and run in a southwesterly direction a distance of 23.34 feet to a point on the north right of way line of Quail Run Drive, thence 99 degrees 52 minutes left and run in an easterly direction along said right of way for a distance of 4.0 feet to the point of beginning.

Nina D. Lanzi is the surviving spouse of Charles J. Lanzi who died on April 25, 1986.

(Restrictions)

1. 35 foot building set back line from Quail Run Drive as recorded in the Probate Office of Shelby County, Alabama.
2. Utility easements as shown by map recorded in the Probate Office of Shelby County, Al.
3. Alabama Gas Corporation easement as shown in Vol. 206, Page 21 in the Probate Office of Shelby County, Al.
4. Restrictive covenants and conditions in Miscellaneous Book 22, Page 638, in the Probate Office of Shelby County, Al.
5. Transmission line permits to Alabama Power Co. recorded in Deed Book 101, Page 523, and in Deed Book 216, Page 103 in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company as recorded in Miscellaneous Book 22, Page 834, and restrictive covenants as to underground residential distribution as recorded in Miscellaneous Book 22, Page 841.
7. Permit to Alabama Power Company as recorded in Deed Book 310, Page 572, as recorded in the Probate Office of Shelby County, Alabama.

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, 1987

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

1987 OCT -2 AM 8:43

1. Deed Tax \$ 50.00 (Seal)
 2. Mtg. Tax _____ (Seal)
 3. Recording Fee 2.20 (Seal)
 4. Indexing Fee 1.00 (Seal)

Nina D. Lanzi (Seal)
 NINA D. LANZI (Seal)

(Seal)

(Seal)

Samuel A. Rumore, Jr.
 STATE OF ALABAMA
JEFFERSON COUNTY

TOTAL 53.50

I, the undersigned authority, a Notary Public in and for said County, in said State,
 hereby certify that NINA D. LANZI, 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., 1987

Samuel A. Rumore, Jr.
 Notary Public.

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