

1500

SEND TAX NOTICE TO:

Christopher H. Noble  
(Name) Elizabeth S. Noble  
1479 Secretariat Drive  
(Address) Helena, Alabama 35080

This instrument was prepared by  
John N. Randolph  
(Name) Sirote, Permutt, et al.  
2222 Arlington Avenue South  
(Address) Birmingham, Alabama 35205

Form I-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 One Hundred Thirteen Thousand and NO/100's---(\$113,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**Rickey Douglas, a married man, dba Douglas Builders**

(herein referred to as grantors) do grant, bargain, sell and convey unto  
**Christopher H. Noble and Elizabeth S. Noble**

(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 24, according to the Map and Survey of Dearing Downs, 6th Addition, Phase II, as recorded in Map Book 11, Page 31, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 40 foot building line from Secretariat Drive and a 5 foot drainage easement along the North lot line, as shown on recorded map.
3. Restrictions appearing of record in Book 141, page 729.
4. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Book 149, page 200.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 55, page 454 and Deed Book 255, page 224.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 249, page 355.

\$101,700.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

PLEASE NOTE: This property does not constitute the homestead of the grantor or that of his spouse.

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.

Return to Sirote  
BOOK 176 PAGE 219

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 18th

day of March 19 88

WITNESS: \_\_\_\_\_ (Seal)  
STATE OF ALA. SHELBY COUNTY }  
I CERTIFY THIS INSTRUMENT WAS FILED  
88 MAR 21 PM 12:25

Rickey Douglas Builders (Seal)  
Rickey Douglas dba Douglas Builders (Seal)

\_\_\_\_\_  
JUDGE OF PROBATE (Seal)

Deed tax 11.50  
Rec 2.50  
Ind. 1.00  
15.00

STATE OF ALABAMA }  
Jefferson COUNTY }

I, \_\_\_\_\_ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rickey Douglas, a married man, dba Douglas Builders 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March A. D. 19 88

Sirote

[Signature]  
Notary Public.