

SEND TAX NOTICE TO:

(Name) Robert D. Goodnight
3015 Longleaf Lane
(Address) Helena, Alabama 35080

This instrument was prepared by

1426

(Name) CORRETTI & NEWSOM

(Address) 1804 7th Avenue North, Birmingham, AL 35203

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY THOUSAND AND NO/100 (\$90,000.00) DOLLARS

to the undersigned grantor, H. Walker & Associates, Inc., an Alabama corporation a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Robert D. Goodnight and wife, Kimberly D. Goodnight (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 21, according to the survey of Royal Pines, as recorded in Map Book 11, page 51, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1989.
2. Building setback line of 40 feet reserved from Spruce Drive and Longleaf Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the North side and a 5 foot easement on the West side.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 180 page 109, in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 130, page 176; Deed Book 142, page 402 and Deed Book 181, page 31, in said Probate Office.
6. Right-of-way granted to City of Helena by instrument recorded in Real 186, page 337, in said Probate Office.
7. Right-of-way granted to Alabama Power Company and South Central Bell by instrument recorded in Real 133, page 593, in said Probate Office.
8. Mineral and mining rights.

BOOK 214 PAGE 792

\$81,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously with delivery of this deed.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in 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, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harold R. Walker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of November 19 88

H. Walker & Associates, Inc.

By Harold R. Walker President

ATTEST:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA
COUNTY OF JEFFERSON

88 NOV 22 AM 10:47

- 1. Dead Tax \$ 9.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- Indexing Fee 1.00
- 12.50

I, the undersigned authority of PROBATE State, hereby certify that Harold R. Walker whose name as

a Notary Public in and for said County in said

is 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 the 18th day of November 19 88

E. Kay Wallace
Notary Public
My Commission Expires November 28, 1988