

SEND TAX NOTICE TO:

SAMUEL C. PHELPS

371 County Road 61 North
Wilsonville, Alabama 35186

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THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Nineteen Thousand, Four Hundred (\$19,400.00) DOLLARS, to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Albert L. Weber, a married man; Meint J. Huesman, a married man; and Hoover Realty Company, Inc., a corporation (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto Samuel C. Phelps and Wanda S. Phelps (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 16, according to the survey of Chestnut Glenn, as recorded in Map Book 10, Page 103, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
3. Transmission line permits to Alabama Power Company as recorded in Real Record 084, Page 166, and Real Record 120, Page 559, in Probate Office.
4. Utility easements and building set back lines as shown on recorded map.
5. Restrictive Covenants as recorded in Real Record 126, Page 927, in Probate Office.


THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

\$ 15,520.00 of the above consideration was paid from a mortgage recorded 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 in 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.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
the 31 day of May, 1989.


Albert L. Weber

HOOVER REALTY COMPANY, INC.


by: Charlotte W. Poe Hardwick, President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State hereby, certify that ALBERT L. WEBER, a married man, 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 ____ day of May, 1989.


Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that ALBERT L. WEBER, whose name as Attorney in Fact for Meint J. Huesman, 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, in his capacity as such Attorney in Fact.

Given under my hand and official seal, this 31 day of May, 1989.

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

89 JUN -1 AM 8:38


STATE OF ALABAMA
JEFFERSON COUNTY

Judge of Probate

1. Doc. Tax \$4.00
2. Mig. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 12.00

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that CHARLOTTE W. POE HARDWICK, whose name as President of Hoover Realty Company, Inc., 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31 day of May, 1989.


Notary Public

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