

This instrument was prepared by

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4524
Send Tax Notice To: David T. Anchors and
Denise C. Anchors
name 1798 Indian Hill Road
Pelham, Alabama 35124
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-Two Thousand One Hundred Fifty and No/100 (\$82,150.00)----- DOLLARS

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

JAMES M. NEWBERG and wife, FRANCES J. INMAN NEWBERG

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

DAVID T. ANCHORS and DENISE C. ANCHORS

(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 1, Block 5, according to the Survey of First Addition to Indian Hills, Second Sector, as recorded in Map Book 5, page 7, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.
2. 40 foot building line as shown by recorded map.
3. 50 foot easement on west as shown by recorded map.
4. Right of way to Alabama Power Company as recorded in Volume 238, page 385 and Volume 239, page 536, in the Probate Office of Shelby County, Alabama.

\$ 81,483.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Deed tax - 1.00
Rec 2.50
Ind. 3.00
Cert 1.00
7.50

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, we have hereunto set our hand(s) and seal(s), this 25 day of October, 19 89.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 OCT 30 AM 10:04
Judge of Probate (Seal)

James M. Newberg (Seal)
JAMES M. NEWBERG
Frances J. Inman Newberg (Seal)
FRANCES J. INMAN NEWBERG
Frances J. Inman Newberg (Seal)

STATE OF ~~ALABAMA~~ FLORIDA
SAINT JOHNS COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES M NEWBERG and wife, FRANCES J. INMAN NEWBERG whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of October A. D., 19 89