

SEND TAX NOTICE TO: ANIL JHA, 4961 SUSSEX ROAD, BIRMINGHAM, ALABAMA 35243

No. 104 SHORT WARRANTY DEED

COUNTY

Printed and for sale by Brown Printing Co., Montgomery, Ala.

*Na3*

**WARRANTY DEED**  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA,  
SHELBY COUNTY.

(\$154,000.00)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY-FOUR THOUSAND AND NO/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, LEE F. ANDERSON and JEAN HAYWORTH ANDERSON, husband and wife

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto ANIL JHA AND WIFE, MINU JHA (herein referred to as GRANTEE(S)).

THEIR heirs and assigns, the following described Real Estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 51, ACCORDING TO THE SURVEY OF SOUTHERN PINES, FIFTH SECTOR AS RECORDED IN MAP BOOK 9, PAGE 106 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**01** THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS, RESERVATIONS, AND RIGHTS OF WAY APPEARING OF RECORD AFFECTING THE PROPERTY.

**270** PAGE **1** \$138,000.00 OF THE TOTAL CONSIDERATION RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

BOOK

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.

TO HAVE AND TO HOLD, the aforesigned premises to the said GRANTEE(S), their heirs and assigns FOREVER.

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.

TO HAVE AND TO HOLD, the aforesigned premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforesigned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seal, this 15<sup>th</sup> day of September, 89.

WITNESS:

STATE OF ALABAMA, SHELBY COUNTY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

BOOK 270 PAGE 02

89 DEC 13 AM 10:16

THE STATE OF ALABAMA,  
FORSYTH COUNTY,

Thomas A. Shoulder, Jr.  
JUDGE OF PROBATE

I, DONNA B. MELROSE, a Notary Public in and for said State of North Carolina, hereby certify that LEE F. ANDERSON and JEAN HAYWORTH ANDERSON, husband and wife,

whose name was 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 15-90, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of September, 89.

Donna B. Melrose

Notary Public.



OFFICIAL SEAL  
DONNA B. MELROSE  
NOTARY PUBLIC-NORTH CAROLINA  
COUNTY OF FORSYTH

My Commission Expires

January 4, 1994

FOR RECORDING ONLY

1. Deed Tax	\$ 16.00
2. L. S. Tax	\$ 0.00
3. Deed Tax	\$ 5.00
4.	\$ 3.00
5.	
6.	\$ 1.00
Total	\$ 25.00

Porterfield