

974

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
Donald C. Overton, Jr.
720 3rd Ave. S.W.
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY THREE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$23,600.00), to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE herein, the receipt of which is acknowledged, we, Dogwood Forest Joint Venture by its Partners, John D. Baird and David F. Byers (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DONALD CHARLES OVERTON, JR. AND SUSAN OVERTON (herein referred to as GRANTEE) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the recorded map of DOGWOOD FOREST, SECOND PHASE, as recorded in Map Book 13, Page 91, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1990 and thereafter. (2) Pipe line permit to Southern Natural Gas Corp. as recorded in Deed Book 90, Page 327, in Probate Office. (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 355, Page 136, in Probate Office. (4) 10-foot utility easement over the North side of said lot as shown on recorded map of said subdivision. (5) 75-foot building set back lines from Chestnut Lane as shown on recorded map of said subdivision. (6) Permit to Alabama Power Company as recorded in Real Record 273, Page 172, in the Probate Office of Shelby County, Alabama.

\$17,700.00 of the purchase price recited above was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Dogwood Forest Joint Venture, by its Partners, John D. Baird and David F. Byers, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 12 day of February, 1990.

James B. Henderson
Critchard M. Call

DOGWOOD FOREST JOINT VENTURE

BY: John D. Baird
John D. Baird, Its Partner


BY: David F. Byers
David F. Byers, Its Partner

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John D. Baird and David F. Byers, whose names as Partners of Dogwood Forest Joint Venture, 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 said conveyance, they, as Partners of Dogwood Forest Joint Venture, executed the same voluntarily for and as the act of said joint venture, on the day the same bears date.


Given under my hand this 12 day of February, 1990.


Notary Public

My Commission Expires: 3-1-90

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

90 FEB 15 AM 9:29


JUDGE OF PROBATE

1. Deed Fee	\$ 6.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 15.00

BOOK 279 PAGE 02