

130
SEND TAX NOTICE TO:

(Name) Phillip B. & Karen R. Bearden

(Address) 1315 Yellowleaf Circle
Maylene, AL 35114

This instrument was prepared by

(Name) Paden and Paden, Attorneys

(Address) 1722 2nd Avenue North, Bessemer, AL 35020

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-eight Thousand and 00/100----- DOLLARS

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

James T. Prince, Jr. and wife, Cindy Lee Prince

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

Phillip B. Bearden and wife, Karen R. Bearden

(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 51, according to the Survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes for the year 1990 and subsequent years not yet due and payable.
2. 30 foot Building line as shown by recorded Map.
3. 10 foot Easement on North as shown by recorded Map.
4. Restrictions appearing of record in Misc. Volume 24, page 847 and Misc. Volume 36, page 26, in the Probate Office of Shelby County, Alabama.
5. Right of way for Alabama Power Company as recorded in Volume 312, page 157 in the Probate Office of Shelby County, Alabama.

The above consideration is covered by a purchase money mortgage in the amount of \$58,387.00 executed simultaneously herewith.

NO TAX
2.50
3.00
7.00
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 27th

day of September, 19 90.

WITNESS:

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

90 OCT -3 AM 11:34

James T. Prince, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James T. Prince, Jr. and wife, Cindy Lee Prince whose names 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 27th day of September, A.D., 19 90

Robert Spad

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