

842

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: William W. Lamb
945 Tulip Poplar Lane
Hoover, Alabama 35244
address

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred sixty nine thousand & No/100 (169,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Edward R. Watson, as Administrator for the Estate of Judy Ann Watson, Probate Case #29-196 &
Joel C. Watson, as Administrator for the Estate of Herbert K. Deneau, deceased, Probate
(herein referred to as grantors) do grant, bargain, sell and convey unto
William W. Lamb & Dawn M. Lamb
Case # _____

(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 1111, according to the Survey of Riverchase Country Club, 18th Addition, recorded
in Map Book 9, page 86, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.
\$152,100.00 of the purchase price recited above was paid from the proceeds of a mortgage loan
Subject to taxes for 1991. closed simultaneously herewith.

Subject to 25 foot Building line as shown by recorded Map.

Subject to 20 foot Easement on South and 10 foot Easement on Rear as shown by recorded Map.

Subject to restrictions appearing of record in Misc. Volume 14, page 536 and amended by
Misc. Volume 17, page 550 and Misc. Volume 34, page 549, in the Probate Office of Shelby
County, Alabama.

Subject to restrictions appearing of record in Real 38, page 308, in the Probate Office of
Shelby County, Alabama.

Subject to restrictions regarding Alabama Power Company recorded in Real 38, page 773 in
the Probate Office of Shelby County, Alabama.

Subject to right of way for Alabama Power Company recorded in Real 40, page 214 in the
Probate Office of Shelby County, Alabama.

Subject to Agreement with Alabama Power Company recorded in Real 41, page 201 in the Probate
Office of Shelby County, Alabama.

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.

333 PAGE 489

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 12th
day of March, 19 91

WITNESS:

Joel C. Watson (Seal)
Joel C. Watson, as Administrator for
the Estate of Herbert K. Deneau, deceased (Seal)
Probate Case # _____ (Seal)

Edward R. Watson (Seal)
Edward R. Watson, as Administrator for the
Estate of Judy Ann Watson, deceased, Probate
Case #29-196 (Seal)
_____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Edward R. Watson, Administrator
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 12th day of March, A. D. 19 91

*in his capacity as Administrator for the
Estate of Judy Ann Watson, Deceased, Probate

Larry L. Halcomb
Notary Public.
Comm. Ex. 11, 1989

STATE OF ALABAMA
JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Joel C. Watson, Administrator, whose name(s) 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 12 day of March, 1991.

[Signature]
Larry L. Halcomb - Notary Public

*in his capacity as Administrator for the Estate of Herbert K. Deneau, deceased, Probate Case # _____.

My Commission Expires January 23, 1994

BOOK 333 PAGE 490

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

91 MAR 14 AM 10:10

[Signature]
JUDGE OF PROBATE

| | |
|------------------|-----------------|
| 1. Deed Tax | \$ 17.00 |
| 2. Mtg. Tax | \$ |
| 3. Recording Fee | \$ 5.00 |
| 4. Indexing Fee | \$ 3.00 |
| 5. No Tax Fee | \$ |
| 6. Certified Fee | \$ 1.00 |
| Total | \$ 26.00 |

Return to:

LARRY L. HALCOMB

ATTORNEY AT LAW

2812 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36208

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$

Deed Tax \$

\$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH

BIRMINGHAM, ALABAMA 35203-2693

(205) 251-2871