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THIS INSTRUMENT PREPARED BY:  
✓ James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:  
Micky & Valerie Springer  
125 Oak Street  
Maylene, Alabama 35114

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Seventy-three Thousand, Five Hundred and No/100 (\$73,500.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, Stephen T. Wyman and wife, Carol E. Wyman (referred to herein as "Grantor"), do hereby grant, bargain, sell and convey unto Micky G. Springer and Valerie B. Springer (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Woodland Hills, as recorded in Map Book 5, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 277, Page 20; (3) Transmission line permit to Alabama Power Company in Deed Book 107, Page 526; (4) Restrictions, conditions and limitations in Misc. Book 2, Page 874; (5) A 35-foot building set back line as shown by record plat and by survey of Kenneth B. Weygand dated March 26, 1991; (6) A 10-foot easement along the rear of subject property as shown by record plat and by survey of Kenneth B. Weygand dated March 26, 1991.

\$72,971.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this

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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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of March, 1991.

1. Deed Tax	1.00
2. Mfg. Tax	0.00
3. Recording Fee	5.00
4. Indenture	3.00
5. Notary	0.00
6. Carriage Fee	1.00
<b>Total</b>	<b>10.00</b>

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

91 APR -4 AM 9:50

JUDGE OF PROBATE

Stephen T. Wyman

Carol E. Wyman

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen T. Wyman and wife, Carol E. Wyman, 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 seal this 29th day of March, 1991.

Notary Public

My Commission Expires: 5-23-91

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