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THIS INSTRUMENT PREPARED BY:
BEN L. ZARZAUR, ATTORNEY
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Arthur Lee Trammell, III
140 Mallard Pointe Drive
Pelham, Alabama 35124

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Five Thousand Five Hundred and no/100 Dollars (\$135,500.00), to the undersigned grantor, Carroll D. Massey and wife, Kathryn R. Massey (herein referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Arthur Lee Trammell, III and Mary Ann Trammell (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 24, according to the survey of Mallard Pointe Subdivision, as recorded in Map Book 10, Page 70, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

BOOK 345 PAGE 937

1. Advalorem taxes for the current tax year, 1991.
2. 40 foot building set back line from Mallard Pointe Drive as shown on recorded map.
3. Easement to Plantation Pipe Line Company as recorded in Deed Book 112, Page 341, and Agreements with Plantation Pipe Line Company as recorded in Real Record 102, Page 504; Real Record 114, Page 165; and Real Record 116, Page 277, in Probate Office.
4. Easement to Alabama Power Company as recorded in Deed Book 127, Page 395, in Probate Office.
5. Easement to Shelby County as recorded in Deed Book 202, Page 448, in Probate Office.
6. Easement to South Central Bell as recorded in Real Record 098, Page 98, and Real Record 114, Page 290, in Probate Office.
7. Restrictive covenants as recorded in Real Record 109, Page 39, in Probate Office.
8. Transmission line permit to Alabama Power Company as recorded in Real Record 114, Page 161, in Probate Office.
9. Agreements with Alabama Power Company as recorded in Real Record 117, Page 590 and as re-recorded in Real Record 126, Page 133, in Probate Office.
10. Easements as to underground cables as recorded in Real Record 117, Page 593, and as re-recorded in Real Record 126, Page 136, in Probate Office.

\$115,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

✓ *Trammell*

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of May, 1991.

Carroll D. Massey
Carroll D. Massey

Kathryn R. Massey
Kathryn R. Massey

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carroll D. Massey and wife Kathryn R. Massey, 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 31st day of May, 1991.

James M. Hall
Notary Public

My Commission Expires: 12-16-94

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN -4 AM 11:29

Thomas J. Anderson, Jr.
JUDGE OF PROBATE

1. Dead Tax	20.50
2. State Tax	5.00
3. Probate Fee	3.00
4. Notary Fee	1.00
5. Court Fee	1.00
6. Total	29.50