

196

This instrument was prepared by:
Gene W. Gray, Jr.
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
WENDELL JEFFCOAT
CORNELIA ANN JEFFCOAT
4625 S Lakeridge Dr
Birmingham, AL 35244
#10-4-20-0-003-021

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED NINETY-SIX THOUSAND SIX HUNDRED NINETY-NINE AND NO/100 DOLLARS (\$196,699.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, LAKERIDGE PARTNERSHIP, an Alabama General Partnership (GRANTOR) does grant, bargain, sell and convey unto WENDELL JEFFCOAT and spouse CORNELIA ANN JEFFCOAT (GRANTEEES) 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 21-A, according to the Amended Map of LakeRidge Phase II, as recorded in Map Book 13, Page 50, in the Probate Office of Shelby County, Alabama, being a Resurvey of Lots 15 thru 22, amended map of Lakeridge Subdivision as recorded in Map Book 12, Page 51, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

- BOOK 366 PAGE 44
1. Taxes for the year 1991 are a lien, but not due and payable until October 1, 1991.
 2. Agreement for underground residential distribution in favor of Alabama Power Company; as recorded in Real Volume 189, Page 624, Shelby County, Alabama; and restrictive covenants pertaining thereto as recorded in Real Volume 189, Page 618, Shelby County, Alabama.
 3. Declaration of protective covenants as recorded in Real Volume 198, Page 865; Real Volume 160, Page 495, Shelby County, Alabama.
 4. Right of Way granted to Alabama Power Company by instrument (s) recorded in Deed Book 129, Page 572; Deed Book 216, Page 103; Deed Book 219, Page 734; and Real Volume 114, Page 134; and Real Volume 207, Page 366.
 5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 4, Page 542; and Deed Book 127, Page 140.
 6. Less and Except that portion of subject property lying below the elevation of 422.80 feet above sea level as described in Real Volume 69, Page 598; and Real Volume 69, Page 608.
 7. Riparian and other rights created by the fact that the subject property fronts on Indian Valley Lake.
 8. Notice of permitted land uses recorded in Book 160, Page 492.
 9. Restrictions for residential use as set forth in Deed Book 172, Page 49, in the Probate Office of Shelby County.

The Little Group

TO HAVE AND TO HOLD unto [redacted] and GRANTEEES 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 in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other (s) then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 4th day of September, 1991.

LAKERIDGE PARTNERSHIP, An Alabama
General Partnership
By Still Hunter Development
Company, Inc.,
Its General Partner

By: [Signature]
Still Hunter, Jr.
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Still Hunter whose name as President of Still Hunter Development Company, Inc., in its capacity as General Partner of LAKERIDGE PARTNERSHIP, an Alabama General Partnership is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of said deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as said General Partner as aforesaid.

Given under my hand and official seal of office this 4th day of September, 1991.

[Signature]
Notary Public
My Commission Expires: 11-9-94

BOOK 366 PAGE 45

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

91 SEP 27 PM 2:18

JUDGE OF PROBATE

1. Deed Tax	<u>41.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>3.00</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>5.00</u>
Total	<u>58.00</u>