

This instrument was prepared by

Send Tax Notice To:

DEAN D. LEDBETTER and
STEPHANIE S. LEDBETTER
name 2273 Richmond Circle
Pelham, Alabama 35124
address

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA 2219

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventeen Thousand Seven Hundred and No/100(\$117,700.) DOLLARS

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

VICKYE R. BYRON, an unmarried woman

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

DEAN D. LEDBETTER and STEPHANIE S. LEDBETTER

(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 8, according to the Survey of Chanda Terrace, 5th Sector, as recorded in Map Book 14, page 10, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993.
 2. A 10 foot easement along rear of subject property as shown by recorded plat.
 3. Restrictions as recorded in Real Volume 278, page 227.
 4. Right of way to Alabama Power Company as recorded in Volume 179, page 375; Volume 315, page 297; and Volume 306, page 390.
 5. Agreement with Alabama Power Company regarding underground utility distribution as recorded in Real Volume 298, page 933.
 6. Restrictions in regard to Alabama Power Company as recorded in Real Volume 264, page 28.
 7. Agreement with Alabama Power Company as recorded in Volume 264 page 28.
 8. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 196, page 548.
 9. The subdivision herein, including lots and streets, lie in an area where natural lime sinks have occurred.
- \$111,800.00 of the purchase price recited above was derived 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.

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, I have hereunto set my hand(s) and seal(s), this 28th day of January, 1993.

WITNESS:

(Seal) Vickye R. Byron (Seal)
VICKYE R. BYRON

(Seal) Inst # 1993-02959 (Seal)

(Seal) 02/01/1993-02959 (Seal)
01:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 General Acknowledgment

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VICKYE R. BYRON, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January A. D., 1993

[Signature]

Notary Public.