

SEND TAX NOTICE TO:

(Name) William C. Armistead

(Address) 6 Brush Creek Farms
Columbiana, AL 35051

This instrument was prepared by

(Name) A. Eric Johnston, Attorney-at-Law

(Address) 2100-A Southbridge Parkway, Suite 376
Birmingham, AL 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Five Thousand and no/100 (\$405,000.00)-- DOLLARS

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

Richard A. Franey and wife, Deanna S. Franey

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

William C. Armistead, Jr. and wife, Emily G. Armistead

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lots 6-A and 6-B, according to the Map and Survey of Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Probate Office of Shelby County, Alabama.

Subject to:

- (a) Restrictive covenants and conditions recorded in Misc. Book 48, Page 254 and Misc. Volume 87, Page 657.
- (b) Transmission Line Permits to Alabama Power Co., recorded in Deed book 350, Page 966.
- (c) Agreement with Alabama Power Company, as recorded in Misc. Book 52, Page 184 and Misc. Volume 59, Page 365.
- (d) Right of Way granted to South Central Bell Telephone Company by instrument recorded in Deed Book 353, Page 786, along with release of damages filed in Misc. 57, Page 57.
- (e) Water line easement in Volume 357, Page 648.
- (f) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto.
- (g) Easements and building line as shown on recorded map.
- (h) Right of Way granted to Alabama Power company by instrument recorded in book 220, Page 549.
- (i) Restrictions as shown on recorded plat.
- (j) Riparian and other rights created by the fact that the subject property fronts on creek.

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, we have hereunto set our hand(s) and seal(s), this

day of May, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)
Richard A. Franey

(Seal)
Deanna S. Franey

(Seal)

STATE OF ALABAMA
Shelby COUNTY

the undersigned

I, _____, a Notary Public in and for said County, in said State,

hereby certify that Richard A. Franey and wife, Deanna S. Franey

whose name 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 25th day of May

A.D., 1993

Notary Public.

Inst # 1993-15411

05/27/1993-15411
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
411.50