

Send Tax Notice To:

JAMES H. ANDERSON
2475 INDIAN CREST DRIVE
PELHAM, ALABAMA 35124

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 30th day of June, 1993, by VONDAL S. GRAVLEE and wife, FRED A. GRAVLEE (hereinafter referred to as the "Grantors") to JAMES H. ANDERSON and DEBORAH H. ANDERSON (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred Sixty Nine Thousand and no/100 Dollars (\$269,000.00) in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which is hereby acknowledged, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Indian Crest Estates, as recorded in Map Book 5, Page 40, in the Probate Office of Shelby County, Alabama,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes due in the tax year 1993;
2. 150 foot building line as shown by recorded map;
3. Mineral and mining rights and rights incident thereto recorded in Volume 4, Page 441 and Volume 42, Page 246, in the Probate Office of Shelby County, Alabama;
4. Right of Way granted to Alabama Power Company by instrument recorded in Volume 228, Page 794 and Volume 247, Page 874, in the Probate Office of Shelby County, Alabama;
5. Restrictions appearing of record in Volume 256, Page 143, in the Probate Office of Shelby County, Alabama;
6. Right of Way granted to Alabama Power Company by instrument recorded in Volume 259, Page 162, in the Probate Office of Shelby County, Alabama.

\$215,200.00 of the consideration recited above was paid by the proceeds of a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and

Land Title

1993-21450

right of reversion; 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) 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 the Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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, the Grantors have executed this Warranty Deed this 30th day of June, 1993.

Vondal S. Gravlee
VONDAL S. GRAVLEE

Freda K. Gravlee
FREDA K. GRAVLEE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VONDAL S. GRAVLEE, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of June, 1993.

James M. Hall
Notary Public
My Commission Expires: 12-26-94

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FREDA K. GRAVLEE, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of June, 1993.

James M. Hall
Notary Public
My Commission Expires: 12-26-94

THIS INSTRUMENT PREPARED BY:
Chervis Isom, Attorney
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203

81142

Inst # 1993-21450
07/21/1993-21450
03:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 65.00