

R93-779

THIS INSTRUMENT PREPARED BY:  
R. Shan Paden  
Paden & Harris  
100 Concourse Parkway, Ste 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
Perry A. French  
138 Braxton Way  
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of ONE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED AND NO/100THS (\$117,900.00) DOLLARS to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, TERESA R. CONNELL acting by and through her attorney-in-fact, Duane Wilson Connell, and husband, DUANE W. CONNELL (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto PERRY A. FRENCH and DORIS H. FRENCH (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 81, according to the amended map of the resurvey of the final plat, Stratford Place, Phase III, as reocrded in Map Book 14, Page 38 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993; which said taxes are a lien but not due and payable until October 1, 1993.
2. Twenty foot building setback line and fifteen foot private access easement along the North of property and ten foot public utility easement along Braxton Way as shown on recorded plat of said subdivision.
3. Protective covenants and restrictions as set out in Real Book 252, Page 269 and as shown on recorded plat of said subdivision.
4. Restrictive covenants to Alabama Power Company as recorded in Real Vol. 298, Page 886.
5. Transmission line permit to Alabama Power Company as recorded in Real Book 252, Page 269.

11:30 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 26.50

Inst # 1993-27660

- 551.
6. Water and sewer easement to the City of Pelham as recorded in Vol. 111, Page 673.
  7. Easement to Alabama Power Company as recorded in Real Vol. 127, Page 63.
  8. Underground agreement with Alabama Power Company as recorded in Real Vol. 298, Page 912.

\$106,100.00 of the consideration stated herein was derived from 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 all the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26<sup>th</sup> day of August, 1993.

*Teresa R. Connell, acting by and  
through her attorney-in-fact,  
Duane Wilson Connell*  
TERESA R. CONNELL, acting by and  
through her attorney-in-fact,  
Duane Wilson Connell

Duane W. Connell  
DUANE W. CONNELL

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that DUANE WILSON CONNELL, whose name as attorney in fact for Teresa R. Connell, 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 with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 26<sup>th</sup> day of August, 1993.

Robt. S. Connell  
Notary Public

My commission expires: 7/16/94

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said county in said state, hereby certify that DUANE W. CONNELL, 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 seal of office this 26<sup>th</sup> day of August, 1993.

Robt. S. Connell  
Notary Public

My commission expires: 7/16/94

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09/10/1993-27660  
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