

R93-1014

This Instrument was
prepared by:

R. Shan Paden
PADEN & HARRIS

SEND TAX NOTICE TO:

WILLIAM B. LOLLAR
812 Heatherwood Circle
Birmingham, AL 35244

Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY-SEVEN THOUSAND AND NO/100THS (\$227,000.00) DOLLARS and other good and valuable consideration, the undersigned GRANTORS, M. PATRICK STAGG AND WIFE, LINDA S. STAGG, one and the same as LYNDA S. STAGG, in hand paid by WILLIAM B. LOLLAR AND WIFE, MARY ANN LOLLAR, GRANTEES herein, the receipt of which is hereby acknowledged, GRANTORS do by these presents, grant, bargain, sell and convey unto the GRANTEES as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9-A, according to a Resurvey, as recorded in Map Book 9, Page 2, in the Probate Office of Shelby County, Alabama of Lots 9, 10 and 12, Heatherwood 1st Sector.

SUBJECT TO:

1. Ad valorem taxes for the year 1994, which are not due and payable until October 1, 1994, but became a lien on October 1, 1993, and taxes for subsequent years.
2. Covenants, restrictions and easements as recorded in Misc. Book 37, Page 537 and amended in Real Book 70, Page 173 and Real Book 70, Page 175.
3. Right-of-way granted Alabama Power Company recorded in Deed Book 318, Page 16.
4. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Book 39, Page 981.
5. Agreement with Alabama Power Company relating to electrical facilities as recorded in Misc. Book 39, Page 980.

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Inst # 1993-39041

6. Easement(s) as shown on recorded map.

7. Building restriction line(s) as shown on recorded map.

\$181,600.00 of the consideration herein was paid with a purchase money mortgage 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORS, M. PATRICK STAGG AND WIFE, LINDA S. STAGG, have hereunto set their signature and seal, this the 24 day of November, 1993.


M. PATRICK STAGG

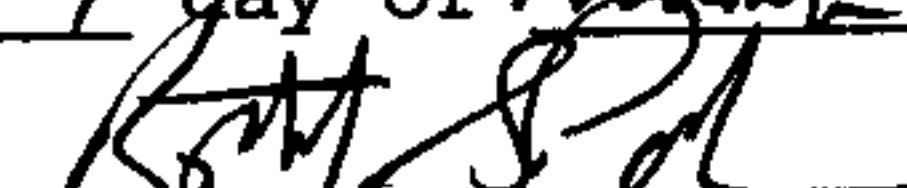
LINDA S. STAGG

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, Robert S. Padu, a Notary Public, in and for said County, in said State, hereby certify that M. PATRICK STAGG, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand this the 24 day of November, 1993.


Notary Public

My commission expires: 7/16/94

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, Robert S. Pader, a Notary Public, in and for said County, in said State, hereby certify that LINDA S. STAGG, 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 this the 24 day of March, 1993.

Robert S. Pader
Notary Public

My commission expires: 7/16/94

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