

R93-1054

This instrument prepared by:
PADEN & HARRIS
100 CONCOURSE PARKWAY, SUITE 130
BIRMINGHAM, AL 35244

Send Tax Notice To:
WILLIAM A. ENGLE
129 CHESHIRE LANE
PELHAM, ALABAMA 35124

R93-1054

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Eighty-Eight Thousand Three Hundred and 00/100'S *** (\$188300.00) Dollars** to the undersigned Grantor(s) (whether one or more), in hand paid by the Grantees, the receipt whereof is acknowledged, I or we, **JOHN C. BALDWIN and GLENDA P. BALDWIN, HUSBAND AND WIFE** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **WILLIAM A. ENGLE and CAROLINE W. ENGLE** (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 18, according to the Survey of CHESHIRE SUBDIVISION, as recorded in Map Book 16, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

\$178,885.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

01/11/1994-01063
11:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.50

SUBJECT TO:

1. Taxes for 1994 are a lien, but not due and payable until October 1, 1994.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the
3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.
5. Rights or claims of parties in possession not shown by the public records.
6. Roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.

Inst # 1994-01063

7. A 40 foot building line from Cheshire Lane and easements as shown by recorded plat.

8. Restrictions as recorded in Instrument #1992-27996.

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 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 stated above; that I (we) have a good right to sell and convey the same 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 (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of December, 1993.

John C. Baldwin
JOHN C. BALDWIN

Glenda P. Baldwin
GLENDA P. BALDWIN

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that **JOHN C. BALDWIN** and **GLENDA P. BALDWIN**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 1993.

Robert S. Fode

NOTARY PUBLIC

My commission expires:

7/16/94

Inst # 1994-01063

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