

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

That in consideration of TWO HUNDRED THIRTY-SEVEN THOUSAND and no/100 DOLLARS (\$237,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, NANCY C. WORTHINGTON and husband ALLAN B. WORTHINGTON (herein referred to as grantors) do grant, bargain, sell and convey unto LAURENCE E. ANDERSON AND JANET S. ANDERSON, (GRANTEES), as joint tenants with rights of survivorship, the following described real estate situated in SHELBY County, Alabama to wit:

Lot 14, according to the amended map of Meadow Brook 7th Sector 2nd Phase as recorded in Map Book 9 page 138 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$177,750.00 of the purchase price is from a purchase money first mortgage.

\$35,550.00 of the purchase price if from a purchase money second mortgage.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1994 taxes are currently a lien but are not yet due and payable.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, and their 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, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 29th day of April, 1994.


NANCY C. WORTHINGTON


ALLAN D. WORTHINGTON

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that NANCY C. WORTHINGTON AND ALLAN D. WORTHINGTON, whose names 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 29th day of APRIL, 1994.

Notary Public: 
My commission expires: 7-23-1997

Prepared by: Mark E. Tippins, Attorney 14 Office Park Circle, #105
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to : LAURENCE E. ANDERSON, 5049 Meadow Brook Road,
Birmingham, AL 35242

Inst # 1994-14516

05/04/1994-14516
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 32.50