

SEND TAX NOTICE TO:

David P. Anderson
Margaret A. Anderson
5349 Meadowbrook ~~Drive~~ ROAD
Birmingham, AL 35242

This Instrument Prepared By:

Harold H. Goings
Spain, Gillon, Grooms, Blan & Nettles
2117 Second Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Eight Thousand Five Hundred and no/100 Dollars (\$308,500.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Angelo M. Ferlisi, a single man** (herein referred to as Grantor), do grant, bargain, sell and convey unto **David P. Anderson and Margaret A. Anderson** (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. 1994 ad valorem taxes.
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

\$160,000.00 of the purchase price recited above was paid by a purchase money mortgage closed simultaneously herewith.

08/08/1994-24746
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 159.75

Inst # 1994-24746

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal this the 5th day of August, 1994.

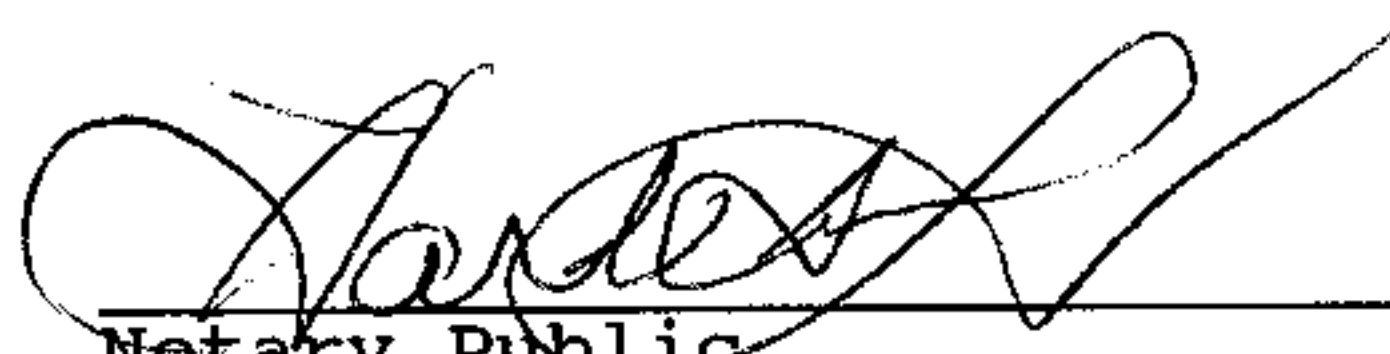

Angelo M. Ferlisi

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angelo M. Ferlisi, a single man, 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 and official seal this 5th day of August, 1994.


Notary Public

My Commission Expires: 8/21/95

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