

Send Tax Notice To:
Bennie Lee Waldrop, Jr. &
Linda McGill Waldrop
290 Wallace Drive
Shelby, Al 35143

Inst # 1994-31483

"NO TITLE CHECK MADE IN PREPARATION OF THIS DEED"

This instrument prepared by:
Roy J. Brown, Attorney at Law
205 20th Street North, Suite 1010
Birmingham, Al. 35203

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty Thousand (\$20,000.00) dollars, in hand paid the receipt of which is hereby acknowledged, **We, B.L. Waldrop and wife, Sarah McCain Waldrop**, (herein referred to as grantors), do grant, bargain, sell and convey unto, **Bennie Lee Waldrop, Jr., and wife, Linda McGill Waldrop**, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel One: Lot 18 according to the Map of the 1971 Addition to Shelby Shores, recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 96.

Subject to restrictions as shown of record in the Probate Office of Shelby County, Alabama, in Miscellaneous Book 1, Page 62. Subject to transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in said Probate Office in Deed Book 274, Page 130. Subject to transmission line permits to Alabama Power Company recorded in Deed Book 151, Page 91 in said Probate Office; in Deed Book 225, Page 918 and 921; Subject to rights acquired by Alabama Power Company by deed recorded in said Probate Office in Deed Book 253, Pages 116 and 120.

Parcel Two: A parcel of land lying between Lots 18 and 19 according to the map of the "1971 Addition to Shelby Shores" as recorded in Probate Office of Shelby County, Alabama in Map Book 5, Page 96, more particularly described as follows: Commence at the Northernmost corner of said Lot 18, according to said Map and run in a Northeasterly direction along the Southeasterly boundary of "Wallace Drive" a distance of 90.2 feet to the Northwesterly corner of said Lot 19; thence run Southwesterly along the

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Roy J. Brown

Southwesterly boundary of said Lot 19 a distance of 246.1 feet to the Southwesterly (or southernmost) corner of said Lot 19; thence run Southwesterly a distance of 91.6 feet to the Southeasterly (or easternmost) corner of said Lot 18; thence run in a Northwesterly direction a distance of 254.77 feet to the point of beginning.

Subject to utility easements and public road rights of way of record.

Subject to rights acquired by Alabama Power Company by deed recorded in Probate Office of Shelby County, Alabama, in Deed Book 253, Pages 116 and 120. Subject to same restrictions as shown of record in the Probate Office of Shelby County, Alabama, in Miscellaneous Book 1, Page 62, except as to any construction on said property, the same must be cleared through the Shelby County Health Department and approved by said Health Department.

Subject to all recorded liens of record.

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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of October, 1994.

B.L. Waldrop
B.L. Waldrop

Sarah McCain Waldrop
Sarah McCain Waldrop

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that B.L. Waldrop and wife, Sarah McCain Waldrop, 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 11th day of October, 1994.

Linda J. Coleman
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 28, 1996

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