

SEND TAX NOTICE TO:

(Name) Carvel Anderson & Evelyn W. Anderson  
 (Address) 210 Woodland Circle  
Troy, Al. 35081

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head  
 (Address) Columbiana, Alabama 35051

Form 1-1-8 Rev. 5/82  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-TWO THOUSAND, FIVE HUNDRED & No/100 (\$42,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bertrand R. Becker and wife, Ila Vee Becker

(herein referred to as grantors) do grant, bargain, sell and convey unto

Carvel Anderson and wife, Evelyn W. Anderson

(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 3, Panorama Point Subdivision, as recorded in Map Book 10, page 19, in the Probate Office of Shelby County, Alabama.

Also, an ingress and egress easement over and along the private drive leading into said property and subdivision as shown on the recorded plat in Map Book 10, page 19, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Building setback line of 40 feet reserved from Private Drive as shown by plat.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 85, page 554 in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 88, page 557 in Probate Office.
4. Rights of riparian owners in and to the use of Lay Lake.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 10 page 19 in Probate Office.
6. Rights of others to use the easement described above.

01/10/1995-00862  
 04:02 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 51.00

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 the 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 noted above; that I (we) have a good right to sell and convey the same as 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, we have hereunto set our hand(s) and seal(s), this 10<sup>th</sup>

day of January, 19 95.

WITNESS:

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

Bertrand R. Becker (Seal)  
Ila Vee Becker (Seal)  
 \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bertrand R. Becker and wife, Ila Vee Becker whose name s 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 10<sup>th</sup> day of January, A.D., 19 95.

Lamie Brasher  
 Notary Public.

Inst # 1995-00862