

SEND TAX NOTICE TO:

SANDY L. NATHAN AND DANIEL S. NATHAN
26 HOUSTON DRIVE, PELHAM, ALABAMA 35124

95020022

Inst # 1995-07171

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN THOUSAND DOLLARS AND NO/100 DOLLARS (\$10,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), EDITH H. CATES, A MARRIED WOMAN (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, SANDY L. NATHAN AND HUSBAND, DANIEL S. NATHAN (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

A TRACT OF LAND CONSISTING OF THE SOUTH 1/2 OF LOT 26 AND THE NORTH 1/2 OF LOT 25 OF DEER SPRINGS ESTATES, THIRD ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 25, SAID CORNER BEING A COMMON CORNER WITH THE MOST EASTERLY CORNER OF LOT 24; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEAST LINE OF LOT 25, A DISTANCE OF 108.095 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEAST ALONG THE SOUTHEAST LINE OF LOT 25 AND LOT 26, A DISTANCE OF 158.095 FEET TO THE MOST EASTERLY CORNER OF LOT 26; THENCE AN ANGLE LEFT OF 95 DEGREES 04 MINUTES IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEAST LINE OF LOT 26, A DISTANCE OF 88.20 FEET; THENCE AN ANGLE LEFT OF 49 DEGREES 35 MINUTES 11 SECONDS LEFT IN A WESTERLY DIRECTION, A DISTANCE OF 249.23 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOUSTON DRIVE; THENCE AN ANGLE LEFT OF 87 DEGREES 19 MINUTES 11 SECONDS TO TANGENT OF A CURVE TO THE RIGHT IN RIGHT OF WAY; SAID CURVE HAVING A RADIUS OF 178.26 FEET AND SUBTENDING A CENTRAL ANGLE OF 27 DEGREES 32 MINUTES; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, A DISTANCE OF 85.66 FEET; THENCE AN ANGLE LEFT FROM TANGENT OF SAID CURVE AND RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD AS DEFINED BY CODE SECTION 6-10-2 OF SAID GRANTOR, NOR THE SPOUSE OF SAID GRANTOR.


- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

03/20/1995-07171
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

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(we) am(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, I(we) have hereunto set my(our) hand(s) and seal(s), on FEBRUARY 24, 1995.


EDITH H. CATES

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that EDITH H. CATES, A MARRIED WOMAN, 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, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on FEBRUARY 24, 1995.

My commission expires: 10/29/98


Notary Public