

95-1751

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

B. STANLEY BRUCE
312 THOMPSON ROAD
ALABASTER, AL 35007

st # 1995-14283

06/01/1995-14283
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 SNA 18.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY SEVEN THOUSAND NINE HUNDRED and 00/100 (\$67,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DONALD R. TOWNSEND, AN UNMARRIED MAN and KATHLEEN O. TOWNSEND, AN UNMARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto B. STANLEY BRUCE and SANDRA E. BRUCE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO MONTE TIERRA, 1ST ADDITION, AS RECORDED IN MAP BOOK 6 PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line of 40 feet reserved form Eddings Lane as shown by plat.
3. Public easements as shown by recorded plat, including 10 feet on the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 16 page 194 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 112 page 456 and Deed 123 page 433 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 6 page 93.

\$61,100.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DONALD R. TOWNSEND, AN UNMARRIED MAN and KATHLEEN O. TOWNSEND, AN UNMARRIED WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 26TH day of May, 1995.

Donald R. Townsend ACTING BY AND THROUGH HIS ATTORNEY IN
DONALD R. TOWNSEND, ACTING BY AND THROUGH HIS ATTORNEY IN FACT, JOE MILLER
Fact Joe Miller

Kathleen O. Townsend Inst # 1995-14283
KATHLEEN O. TOWNSEND

STATE OF ALABAMA)
COUNTY OF SHELBY)

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ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KATHLEEN O. TOWNSEND, AN UNMARRIED 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 26TH day of May, 1995.

Rat Pol

Notary Public

My commission expires: 7/16/98

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that JOE MILLER, whose name as Attorney in Fact for DONALD R. TOWNSEND, is signed to the foregoing conveyance and who is known to me, acknowledged before me that this date that, being informed of the conveyance, he, in his capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 26 day of May, 1995.

Rat Pol
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/16/98