

This instrument was prepared by

Send Tax Notice To: HEATH A. TRUMBLY

(Name) Gene W. Gray, Jr.

name

619 CROSSCREEK TRAIL

address

(Address) 2100 SouthBridge Parkway, #650
Birmingham, Alabama 35209

PELHAM, ALABAMA 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY EIGHT THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$98,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ROBERT D. LAWSON AND WIFE, LYNN LAWSON

(herein referred to as grantors) do grant, bargain, sell and convey unto HEATH A. TRUMBLY AND ANGELA K. MONTALBANO

(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 9, BLOCK 4, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, SEVENTH SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- ADVALOREM TAXES DUE OCTOBER 01, 1995, AND THEREAFTER.
- EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
- RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN MISC. BOOK 15, PAGE 333.
- EASEMENT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL BY INSTRUMENT RECORDED IN DEED 302, PAGE 83.
- RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 6, PAGE 82.
- DEDICATION FOR SANITARY SEWER AS SET OUT IN DEED 298, PAGE 677.

\$88650.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1995-20933

08/04/1995-20933
08:18 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 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 31st day of July, 19 95.

(Seal)

(Seal)

(Seal)

Robert D. Lawson
ROBERT D. LAWSON (Seal)

Lynn Lawson
LYNN LAWSON (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that ROBERT D. LAWSON AND WIFE, LYNN LAWSON 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 31st day of July, A.D., 1995

Gene W. Gray, Jr.
GENE W. GRAY, JR.

Notary Public