

915-19123

(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

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

JOHN L. WADSWORTH
274 FOREST PARKWAY
MONTEVALLO, AL 35115
Inst # 1995-27323

09/28/1995-27323
12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 61.00

Inst # 1995-27323

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND NINE HUNDRED and 00/100 (\$148,900.00) DOLLARS to the undersigned grantor, B & S LAND DEVELOPMENT, INC., in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JOHN L. WADSWORTH and MARILYN P. WADSWORTH, 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 9, ACCORDING TO THE SURVEY OF PARK FOREST, SECTOR 7, PHASE I, AS RECORDED IN MAP BOOK 19 PAGE 33 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN 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 35 feet reserved from Forest Parkway as shown by plat.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 121 page 191 and Deed book 154 page 423 in Probate Office.
4. Restrictions, covenants and conditions as set out by instrument recorded as Instrument #1995-13836 in Probate Office.
5. 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 Deed Book 122 page 333; Deed Book 325 page 546 and Real 45 page 210 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 19 page 33.

\$98,900.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, B & S LAND DEVELOPMENT, INC., by its PRESIDENT, ALVA BATTLE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20th day of September, 1995.

B & S LAND DEVELOPMENT, INC.

By: Alva Battle
ALVA BATTLE, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALVA BATTLE, whose name as PRESIDENT of B & S LAND DEVELOPMENT, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 20 day of SEPTEMBER, 1995.

Robert R. Battle
Notary Public

My commission expires: 7/16/98

Inst # 1995-27323

ALVA BATTLE
PRESIDENT
B & S LAND DEVELOPMENT, INC.
100 CONGRESS PARKWAY
SUITE 100
BIRMINGHAM, AL 35202

09/28/1995-27323
12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 61.00