

SEND TAX NOTICE TO:

(Name) Glenn H. Anderson Jr.

(Address) 161 Cambridge Lane
Alabaster, AL 35007

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

TITLE NOT EXAMINED

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seven Thousand Five Hundred Forty-Five and 47/100----- DOLLARS

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

North Shelby Partners

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

Glenn H. Anderson Jr. and Jan B. 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:

See Attached Exhibit "A" for Legal Description.

Inst # 1995-32257

11/07/1995-32257
03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 19.00

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 hands(s) and seal(s), this 1st

day of October, 19 95.

WITNESS:

NORTH SHELBY PARTNERS

By: Roy L. Martin (Seal)
Roy L. Martin, Partner

By: Jack D. Harris (Seal)
Jack D. Harris, Partner

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin and Jack D. Harris, as Partners of North Shelby Partners 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 / in their capacity as Partners executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, A. D., 19 95

William H. Halbrooks

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION
PART OF LOT 25
ADDED TO LOT 26

STATE OF ALABAMA
SHELBY COUNTY

Part of Lot 25 of 2nd Phase of Cambridge Pointe 2nd Sector, as recorded in Map Book 18, Page 24 in the Office of the Judge of Probate in Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast Corner of said Lot 25 and run in a northerly direction along the East Line thereof for a distance of 80.00 feet to a point on the Southerly Right-of-Way Line of Cambridge Lane; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a westerly direction along said right-of-way line for a distance of 30.26 feet to the beginning of a curve to the left having a radius of 25.00 feet and a central angle of 66 degrees 25 minutes 19 seconds; thence run in a southwesterly direction along the arc of said curve and along the Southeasterly Right-of-Way Line for an arc distance of 28.98 feet to the end of said curve and the beginning of a curve to the right having a radius of 50.00 feet and a central angle of 21 degrees 05 minutes 32 seconds; thence run along the arc of said curve and along said Southeasterly Right-of-Way line for an arc distance of 18.41 feet to the end of said curve; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds from the tangent of said curve and leaving said right-of-way line run in a southeasterly direction for a distance of 67.59 feet; thence turn an angle to the left of 36 degrees 01 minute 48 seconds and run in an easterly direction for a distance of 15.55 feet to the point of beginning of the herein described parcel of land. Said parcel of land contains 3,465.21 square feet and is subject to easements and restrictions of record.

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