

395-2022

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
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SEND TAX NOTICE TO:

JAMES C. REID
3029 OLD STONE DRIVE
BIRMINGHAM, AL 35242

Inst # 1995-35209

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY THOUSAND NINE HUNDRED and 00/100 (\$120,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARY JAMES MANNING SEVELIUS, A SINGLE PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES C. REID and KIM L. REID, 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 13, BLOCK 2, ACCORDING TO A RESURVEY OF LOTS 6, 7, 8, 9, 10, 11, 12, 14 AND 15, BLOCK 2, ACCORDING TO THE SURVEY OF STONEBRIDGE, PHASE I, AS RECORDED IN MAP BOOK 7 PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Public easements as shown by recorded plat, including 5 foot general easement, 20 foot sanitary sewer and 20 foot driveway easement through lot.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 17 page 865 and Misc. Book 20 page 307 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 308 page 191 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 64 page 267 in Probate Office.
6. Deed and Agreement by and between, Metropolitan Life Insurance Company, Inverness Point Homeowners Association, Inc., and the City of Hoover, in regard to sanitary sewage treatment facility as recorded in Real 314 page 561 and Agreement and Assignment as recorded in Real 328 page 64 and Supplemental Deed and Agreement in Real 365 page 876 in Probate Office.

12/08/1995-35209
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002 MCD 17.50

7. Easement Agreement as set out in Real 169 page 384 in Probate Office.

MARY JAMES MANNING IS ONE AND THE SAME PERSON AS MARY SEVELIUS.

\$114,850.00 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, MARY JAMES MANNING SEVELIUS, A SINGLE PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of November, 1995.


MARY JAMES MANNING SEVELIUS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARY JAMES MANNING SEVELIUS, A SINGLE PERSON, 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 30th day of November, 1995.


Notary Public

My commission expires: 7/14/99

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