

This instrument prepared by:
John N. Randolph, Attorney
Sirots & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
William E. Bass, Jr.
Hillary E. Bass
29 South 40 Road
Alabaster, Alabama 35007

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **One Hundred Six Thousand and 00/100 Dollars (\$106,000.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Calvin Ray Chaffin and wife, Andrea L. Chaffin** (herein referred to as grantors) do grant, bargain, sell and convey unto **William E. Bass, Jr. and Hillary E. Bass** (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 29, according to the Survey of South Forty, as recorded in Map Book 11, page 102, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot building line as shown by recorded Map.
3. Restrictions as shown by recorded Map.
4. Mineral and mining rights and rights incident thereto recorded in Real 325, page 301, in the Probate Office of Shelby County, Alabama.
5. Restrictions or Covenants recorded in Real 181, page 882, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Map Book 11, page 102 shows the following reservation:
Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and streets are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

\$95,400.00 of the purchase price recited above was paid from the proceeds of a mortgage loan 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 15th of December, 1995.

Calvin Ray Chaffin (Seal)
Calvin Ray Chaffin

Andrea L. Chaffin (Seal)
Andrea L. Chaffin

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Calvin Ray Chaffin, husband of ~~Andrea L. Chaffin~~, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 1995.

12/20/1995
12:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 22.00

Notary Public

Inst # 1995-36479

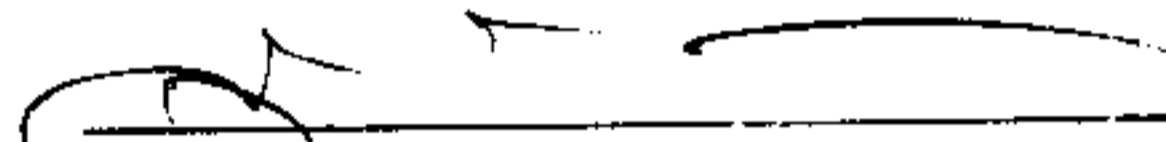
35-36479

Affix Seal

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea L. Chaffin, wife of Calvin Ray Chaffin, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 1995.



Notary Public
Affix Seal

Inst # 1995-36479

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