

SEND TAX NOTICE TO:

(Name) David F. Anderson

(Address) 5607 Indian Crest Drive

This instrument was prepared by

(Name) Michael J. Romeo
15 Office Park Circle #100

Helena, AL 35080

(Address) Birmingham, AL 35223

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and No/100 (\$1,000.00) DOLLARS

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

David F. Anderson, unmarried, conveys unto David F. Anderson and Lorraine C. Anderson property situated in Shelby County, Alabama.

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

(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 4, according to the Survey of Mountain Crest Estates, as recorded in Map Book 10, Page 48, in the Probate Office of Shelby County, Alabama

SUBJECT TO easements and restrictions of record.

Inst # 1996-00972

09/14/1996-00972
SHELBY COUNTY JUDGE OF PROBATE
9.50

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, I have hereunto set my hand(s) and seal(s), this 5th

day of January, 1996

WITNESS:

(Seal)

David F. Anderson

(Seal)

DAVID F. ANDERSON

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that David F. Anderson, unmarried 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 5th day of January, A.D., 1996

Notary Public

Inst # 1996-00972