

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
JUDY A. DEWBERRY
5277 Meadow Garden Lane
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY THREE THOUSAND AND NO/100 Dollars (\$143,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **REX C. ANGLE and KERRY KELLEY ANGLE, Husband and Wife**, by **COLDWELL BANKER RELOCATION SERVICES, INC.**, as Attorney-in-Fact for Rex C. Angle and Kerry Kelley Angle under that certain Irrevocable and Limited Power of Attorney dated December 20, 1995, with respect to Rex C. Angle and dated December 21, 1995, with respect to Kerry Kelley Angle, a copy of which is attached hereto as Exhibit A (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CURTIS D. DEWBERRY AND JUDY A. DEWBERRY** (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, in Block 1, according to the Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, Pages 19 A&B, in the Probate Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1996 and thereafter.
2. 35' building line from Meadow Gardens Lane; 7.5' easement along the South lot line; and a 15' easement along the West lot line as shown on the recorded map.
3. Restrictions appearing of record in Misc. Book 36, Page 881 and as shown on the recorded map.
4. Easements and building line as shown on recorded map.
5. Right of way granted to Alabama Power Company recorded in Deed Book 139, Page 128; Deed Book 134, Page 514; Deed Book 173, Page 192; Deed Book 316, Page 465; Deed Book 139, Page 140; Deed Book 139, Page 548; and Deed Book 220, Page 69.
6. Agreement with Alabama Power Company for Underground Residential Distribution recorded in Deed Book 326, Page 126 and Misc. Volume 37, Page 22.
7. Terms, agreements and right of way to Alabama Power Company recorded in Misc. Book 37, Page 21.

\$ 128,700.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, their heirs and

01/22/1996-02210
03:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE SMA 25.50

assigns, that we are lawfully seized in fee simple of said premises; that it is 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 4th day of January, 1996.

*Rex C. Angle by
David C. Arms*

**REX C. ANGLE by Coldwell Banker
Relocation Services, Inc. as Attorney
-in-Fact**

Kerry Kelley Angle by David C. Arms

**KERRY KELLEY ANGLE by Coldwell Banker
Relocation Services, Inc. as Attorney
-in-Fact**

STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID C. ARMS whose name as VICE PRESIDENT of Coldwell Banker Relocation Services, Inc., as Attorney-in-Fact for REX C. ANGLE, 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/she as such officer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 1996.

Judith L. Saam
NOTARY PUBLIC

My Commission Expires: 11/26/97

(SEAL)



STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID C. ARMS whose name as VICE PRESIDENT of Coldwell Banker Relocation Services, Inc., as Attorney-in-Fact for KERRY KELLEY ANGLE, 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/she as such officer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 1996.

Judith L. Saam
NOTARY PUBLIC

My Commission Expires: 11/26/97

(SEAL)



01/22/1996-02210
03:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
25.50

1996-02210