

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) JOSEPH M. ANDERSON and BELINDA ANDERSON
(Address) 565 Russet Bend Drive
Birmingham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA **Shelby** **COUNTY** }

KNOW ALL MEN BY THESE PRESENTS,

IN 1996

That in consideration of One Hundred Forty-Four Thousand Nine Hundred and no/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we, JOHN WHITT FULLER and wife, DENISE DIANNE FULLER (herein referred to as grantors), do grant, bargain, sell and convey unto JOSEPH M. ANDERSON and wife, BELINDA ANDERSON (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 2, according to the Survey of Russet Bend, as recorded in Map Book 11, page 52, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 137,655.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-02212

01/22/1996-02212
03:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 16.00

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, 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 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 18th day of January, 19 96.

WITNESS

(Seal)

✓ John Whitt Fuller (Seal)
JOHN WHITT FULLER

(Seal)

Denise Dianne Fuller (Seal)
DENISE DIANNE FULLER

(Seal)

STATE OF ALABAMA

SHELBY

County

} General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN WHITT FULLER and wife, DENISE DIANNE FULLER, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of January

A.D. 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED BY NOTARY PUBLIC UNDERWRITERS
BONDED BY NOTARY PUBLIC UNDERWRITERS

James A. Holliman
Notary Public