

R15-20207

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

BURRUSS R. ANDERSON
377 MURRAY DRIVE
MONTEVALLO, AL 35115

Inst # 1996-03718

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 FIVE THOUSAND FIVE HUNDRED and 00/100 (\$125,500.00) DOLLARS to the undersigned grantor, BILL'S CONTRACTING SERVICE, INC. in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto BURRUSS R. ANDERSON and TONYA M. ANDERSON, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 12 EAST; THENCE NORTH 01 DEGREES 35 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 169.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE RUN A DISTANCE OF 210.00 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 26 SECONDS WEST AND RUN A DISTANCE OF 210.00 FEET; THENCE SOUTH 01 DEGREES 32 MINUTES 14 SECONDS EAST AND RUN A DISTANCE OF 210.00 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 38 SECONDS EAST AND RUN A DISTANCE OF 210.18 FEET TO THE POINT OF BEGINNING.

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. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Instrument #1995-20207, in Probate Office.

Transmission line permits to Alabama Power Company as recorded in Deed Book 107, page 304; and Deed Book 181 page 431, in Probate Office.

Rights of other parties in and to the use of the easement described herein.

\$112,950.00 of the consideration herein was derived from a mortgage 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.

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SHELBY COUNTY JUDGE OF PROBATE
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And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BILL'S CONTRACTING SERVICE, INC., by its PRESIDENT, MURRAY, WILLIAM D. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 15th day of December, 1995.

BILL'S CONTRACTING SERVICE, INC.

By: William D. Murray
MURRAY, WILLIAM D., PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MURRAY, WILLIAM D., whose name as PRESIDENT of BILL'S CONTRACTING SERVICE, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 15th day of December, 1995.

Robert E. Riden
Notary Public

My commission expires: 12/15/95

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