

Send Tax Notice To:

Tom E. Lemley and wife,
Jeanne E. Lemley
1924 Indian Lake Drive
Birmingham, Alabama 35244

This instrument was prepared by:
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Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Sixty Seven Thousand Dollars and 00/100 (\$167,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Richard P. Doering and wife, Mary C. Doering**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Tom E. Lemley and wife, Jeanne E. Lemley**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 18, according to the Survey of Indian Valley Lake Estates, 1st Sector as recorded in Map Book 5, Page 130, in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Subject to:

1. Building setback line of 35 feet reserved from Indian Lake Drive as shown by plat.
2. Public easements as shown by recorded plat, including 10 foot easement on Southerly and Westerly sides.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 2, Page 298, Misc. Book 16, Page 768, Misc. Book 7, Page 98, Misc. Book 8, Page 166 and Misc. Book 4, Page 187 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, Page 140 in Probate Office.
5. Rights of riparian owners in and to the use of Indian Valley Lake.
6. Restrictions, limitations and conditions as set out in Map Book 5, Page 130.
7. Agreement as to upkeep of Lake as set out in Misc. Book 7, Pages 771 and 818 in Probate Office.
8. Less and except any portion of subject property lying within Indian Valley Lake.
9. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$125,250.00 of the above consideration came from a mortgage loan closed simultaneously herewith.


02/29/1996-06464
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 54.00


Inst # 1996-06464

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 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 do for myself and for my heirs, executors, and administrators covenant with 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 I will and my 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 (I) have hereunto set our hand(s) and seal, this 23rd day of February, 1996.


Grantor - Richard P. Doering



Grantor - Mary C. Doering

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard P. Doering and wife, Mary C. Doering, whose names are 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, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 23rd day of February, 1996.


Notary Public

My commission expires: 3-1-99

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