

96-2146

03/01/1996-06667
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCB 15.50

Inst • 1996-06667

(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

WILLIAM N. MCQUEEN, III
2563 NORTH CHANDALAR LANE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY TWO THOUSAND FIVE HUNDRED and 00/100 (\$82,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, THOMAS SEABOLT, A SINGLE PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WILLIAM N. MCQUEEN, III and ROBYN F. MCQUEEN, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 70, ACCORDING TO THE SURVEY OF CHANDA TERRACE, THIRD SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. 20 foot Easement crossing lot and 10 foot Easement on Rear, as shown by recorded Map.
3. Restrictions or Covenants recorded in Real 138, page 49; Real 138, page 625 and Real 145, page 703, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.
4. Permit to Alabama Power Company recorded in Vol. 179, page 375; Vol. 315, page 207 and Vol. 306, page 390, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Vol. 264, page 28, in the Probate Office of Shelby County, Alabama.
6. Agreement, recorded in Real 140, page 716, in the Probate Office of Shelby County, Alabama.
7. Easement for Alabama Power Company, as recorded in Real 142, page 213, in the Probate Office of Shelby County, Alabama.

\$78,350.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, THOMAS SEABOLT, A SINGLE PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of February, 1996.



THOMAS SEABOLT

20 Feb 96

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that THOMAS SEABOLT, A SINGLE PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of February, 1996.


Notary Public

My commission expires: 7/16/98

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