

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

STATUTORY WARRANTY DEED JOINTLY WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty One Thousand Five Hundred and no/100 Dollars (\$31,500.00) to the undersigned Grantor, James R. Gardner, a married man, in hand paid by James H. Hild, Jr. and Jennifer B. Hild, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto James H. Hild, Jr. and Jennifer B. Hild, hereinafter called Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following property situated in Shelby County, Alabama, to-wit:

LOTS 51 AND 52, 2ND SECTOR, ACCORDING TO THE SURVEY OF ALTADENA WOODS 2ND AND 5TH SECTORS, AS RECORDED IN MAP BOOK 10, PAGE 54 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This is not the primary residence of the Grantor nor his spouse.

Subject to the following:

1. Ad valorem taxes for the year of 1996, which said taxes are not due or payable.
2. 35 foot building line as shown by recorded map.
3. Right-of-Way granted to Alabama Power Company by instrument recorded in Volume 139, Page 571 and Real 114, Page 103, in the Probate Office of Shelby County, Alabama.
4. Restrictions or Covenants recorded in Real 98, Page 727 and Real 117, Page 116, in the Probate Office of Shelby County, Alabama.
5. Restrictions regarding Alabama Power Company Recorded in Real 117, Page 611 and Real 140, Page 725, in the Probate Office of Jefferson County, Alabama.
6. Release of Damages as recorded in Real 196, Page 622, in the Probate Office of Shelby County, Alabama.
7. Fire dues payable to North Shelby Fire District, if any.
8. Subject to easements as shown on recorded Map.

Inst # 1996-14297

05/02/1996-14297
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.50

Inst # 1996-14297

9. The reservation and condition that the Grantee, for itself and on behalf of its successors, assigns, contractors, permittees, licensees and lessees, hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contact or in tort) or in equity because of past or future subsidence, if any, of the land herein conveyed, and any and all damage or destruction of property and injury to or death of any person by reason of past mining and removal of minerals from the lands herein conveyed and/or adjacent and nearby lands.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and its purchasers or assigns, Grantor hereby covenants with the said Grantees and its purchasers or assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantor will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

Given under our hand and seal this 29th day of March, 1996.

WITNESS:

Inst #

1996-14297

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the State and County, do hereby certify that James R. Gardner, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of March, 1996.

Notary Public

My Commission expires: 1-22-97

This instrument was prepared by:
Mark A. Pickens, Attorney at Law
ref: 96-0120

05/02/1996-14297
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DUE MCD 15.50