
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

PAUL HOLLEY
1245 TAHITI CIRCLE
ALABASTER, AL 35007

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY NINE THOUSAND and 00/100 (\$89,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, DALE E. EADS and LINDA F. EADS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto PAUL HOLLEY and ANGELA E. HOLLEY, 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:

LOT 19, IN BLOCK 6, ACCORDING TO THE SURVEY OF SOUTHWIND, SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 106, 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. 35 foot building line as shown on recorded map.
3. 5 foot easement on north side of lot and restrictions as shown on recorded map.
4. Restrictions appearing of record in Misc. Volume 16, Page 673 and Misc. Volume 17, Page 397.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 17, Page 394.
6. Right-of-way granted to Alabama Power Company recorded in Volume 302, Page 78.

\$84,550.00 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.

06/05/1996-18081
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.50

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

IN WITNESS WHEREOF, the said GRANTORS, DALE E. EADS and LINDA F. EADS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of May, 1996.

Dale Eads
DALE E. EADS

Linda F. Eads
LINDA F. EADS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DALE E. EADS and LINDA F. EADS, HUSBAND AND WIFE, 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 31st day of May, 1996.

A. Scott Rabell
Notary Public

My commission expires: 5-20-00

Inst. # 1996-18081

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