

This instrument was prepared by

Send Tax Notice To: TRACY SIMPSON

(Name) GENE W. GRAY, JR.

name

1056 OAK TREE ROAD

address

(Address) 2100 SOUTHBIDGE PARKWAY, #638, BIRMINGHAM, ALABAMA 35244
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED EIGHTY SEVEN THOUSAND THREE HUNDRED AND NO/100-----
-----DOLLARS (\$287,300.00)

to the undersigned grantor, BIRDWELL BUILDING CO., INC.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto TRACY SIMPSON AND DENISE A. CHAUSSE

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 3109, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 31ST ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1996 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL OCTOBER 01, 1996.

7.5 FOOT EASEMENT ALONG THE WESTERLY LOT LINE AND A 5 FOOT EASEMENT ALONG REAR LOT LINE OF SAID PARCEL FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AS SHOWN ON RECORDED MAP.

25 FOOT BUILDING RESTRICTION LINE FROM OAK TREE ROAD.

AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO THE ELECTRICAL FACILITIES AS RECORDED UNDER INSTRUMENT NO. 1995/12817.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, AS RECORDED IN DEED BOOK 127, PAGE 140 AND DEED BOOK 111, PAGE 625.

RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 14, PAGE 536, AS AMENDED IN MISC. BOOK 17, PAGE 550.

\$220,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

07/29/1996-24368
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 76.00

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, VENSON E. BIRDWELL who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of July 1996

BIRDWELL BUILDING CO., INC.

ATTEST:

By VENSON E. BIRDWELL, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR., P.C.

a Notary Public in and for said County in said

State, hereby certify that VENSON E. BIRDWELL whose name as PRESIDENT of BIRDWELL BUILDING CO., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 26th day of

July

1996

GENE W. GRAY, JR., P.C.

Notary Public