

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

Grantee's address:

Juan A. Lerdo de Tejada
212 Cahaba Lake Circle
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-Six Thousand and no/100 DOLLARS
(\$36,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Graham N. Webster and Ruby T. Webster, husband and wife

herein referred to as grantors) do grant, bargain, sell and convey unto

Juan A. Lerdo de Tejada and Melissa Lerdo de Tejada

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 9, according to the map of a resubdivision of Lots 1 & 4 South Cove, 3rd Sector, recorded in Map Book 21, page 70, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Restrictions and conditions on recorded plat.
2. Restrictive covenants recorded in Real Book 267, Page 890, amended restrictions recorded in Instrument No. 1994-31178 and Instrument No. 1996-24093 in the Probate Office of Shelby County, Alabama.
3. Shelby County Department of Planning & Development requires that as long as this subdivision remains private, the roads, structures and drainage shall be maintained by the property owners. It is therefore expressly made a condition of this conveyance that the Grantee shall contribute ratably with the other property owners in the subdivision to the cost of any materials and labor used in the repair and maintenance of South Cove Court, drainage facilities, and structures associated therewith as shown on the plat of said subdivision. This duty to repair and maintain shall continue until such time as, if, and when the subdivision becomes public.

08/05/1996-25263
03:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
HCD 43.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s), this 30th

day of July, 1996.

WITNESS:

(Seal)

(Seal)

(Seal)

Graham N. Webster (Seal)
Graham N. Webster

Ruby T. Webster (Seal)
Ruby T. Webster

(Seal)

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, _____, a Notary Public in and for said County, in said State,

hereby certify that Graham N. Webster and Ruby T. Webster, 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/they executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 30th day of July, A. D., 1996

Form 31-A

Notary Public

INBE / Davis Plasm

Inst # 1996-25263