

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
RALPH EDMOND LAWLEY
4712 Eagle Wood Court
Birmingham, Alabama 35242

641162-99611
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Insc

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY THREE THOUSAND AND NO/100--
Dollars (\$ 233,000.00) to the
undersigned grantor or grantors in hand paid by the GRANTEEES
herein, the receipt whereof is acknowledged, we, **JERRY E. BRIDGES**
and wife, **ELIZABETH A. BRIDGES** (herein referred to as GRANTORS) do
grant, bargain, sell and convey unto RALPH EDMOND LAWLEY AND
TERRI COTTER LAWLEY (herein referred to as GRANTEEES)
as joint tenants, with right of survivorship, the following
described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the survey of Eagle Point, First
Sector, Phase I, as recorded in Map Book 14, Page 114 A
& B, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1996 and thereafter.
2. Easements and building line as shown on recorded map.
3. Restrictions, covenants and conditions as set out in instrument recorded in Real 329, Page 434, along with Amendment No. 1 as set out in Real 350, Page 775.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 111, Page 408.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 331, Page 262.
6. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 14, Page 114 A & B.
7. Subdivision is to provide for construction of single family residences only, as shown by recorded plat.

\$ 186,400.00 of the total consideration recited above
was paid from the proceeds of a mortgage loan 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.

09/05/1996-29146
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 58.00

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 10th day of January, 1995. 1996.

• Jerry E. Bridges
JERRY E. BRIDGES

• Elizabeth A. Bridges
ELIZABETH A. BRIDGES

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JERRY E. BRIDGES and wife, ELIZABETH A. BRIDGES, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of Jan., 1995. 1996

Linda Duty
NOTARY PUBLIC

My Commission Expires:

(SEAL)

NOTARY PUBLIC
LAW OFFICES OF JAMES C. COOPER APRIL 11 1997

Inst # 1996-29146

09/05/1996-29146
08:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OUR MC 50.00