

SEND TAX NOTICE TO:

(Name) Danny & Kathy Prichard  
 725 Wilderness Road  
 (Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Michael J. Romeo, Attorney at Law

(Address) 15 Office Park Circle, Suite 100, Birmingham, AL 35223  
 FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Five Thousand (\$105,000.00) DOLLARS

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

**Robert Lee Bush and wife Bobbie R. Bush**

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

**Danny O. Prichard and wife Kathy L. Prichard**

(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 4, Block 2, according to the Survey of Cahaba Valley Estate, Sixth Sector, as recorded in Map Book 6, Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes due and payable October 1st, 1996.
2. 35 foot building line as shown by recorded Map.
3. 10 foot Easement on Rear, as shown by recorded Map.
4. Restrictions or Covenants recorded in Misc. Vol. 8, page 640, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
4. Right of Way granted to Alabama Power Company by instrument recorded in Shelby Vol. 289, page 876, in the Probate Office of Shelby County, Alabama.
5. Right of way to South Central Bell, recorded in Shelby Vol. 291, page 438, in the Probate Office of Shelby County, Alabama.

Inst # 1996-30028

09/11/1996-30028  
 09/11/1996 PM CERTIFIED  
 01:35 PM JUDGE'S OFFICE  
 9401 COUNTY JUDGE'S OFFICE  
 29.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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.

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, WE have hereunto set OUR hand(s) and seal(s), this 28th

day of June, 19 96

WITNESS:

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

Robert Lee Bush (Seal)  
 Robert Lee Bush  
Bobbie R. Bush (Seal)  
 Bobbie R. Bush

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Lee Bush and wife Bobbie R. Bush whose name 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 28th day of June, A. D., 19 96

Notary Public