

96-2486

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law
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SEND TAX NOTICE TO:

DEREK J. BLOODSWORTH
1641 KING JAMES DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1996-37148

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY THREE THOUSAND NINE HUNDRED and 00/100 (\$73,900.00) DOLLARS to the undersigned grantor, BILL'S CONTRACTING SERVICE, INC. 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 DEREK J. BLOODSWORTH and ALLISON C. BLOODSWORTH, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF KINGWOOD TOWNHOMES - PHASE THREE, AS RECORDED IN MAP BOOK 20, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 30 foot building line as shown on recorded map.
3. 15 foot easement as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
6. Right-of-way granted to Alabama Power Company and South Central Bell Telephone Company recorded in Volume 285, Page 253.
7. Restrictions appearing of record in Real Volume 181, Page 202.
8. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 12, Page 549 and Real Volume 12, Page 548.
9. Right-of-way granted to South Central Bell Telephone Company recorded in Real Volume 45, Page 273 and Volume 285, Page 253.
10. Right-of-way granted to Alabama Power Company recorded in Volume 225, Page 224 and Volume 55, Page 454.

\$69,466.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
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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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BILL'S CONTRACTING SERVICE, INC., by its PRESIDENT, WILLIAM D. MURRAY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of October, 1996.

BILL'S CONTRACTING SERVICE, INC.

By: William D. Murray
WILLIAM D. MURRAY, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM D. MURRAY, whose name as PRESIDENT of BILL'S CONTRACTING SERVICE, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 24TH day of OCTOBER, 1996.

Asa S. Labrel
Notary Public

My commission expires: 5-20-00

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