

16-2619

Inst # 1996-40084

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ARLENE DILL  
257 CAMBRIAN RIDGE TRAIL  
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

12/05/1996-40084  
02:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 97.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY FIVE THOUSAND NINE HUNDRED and 00/100 (\$85,900.00) DOLLARS to the undersigned grantor, B & S LAND DEVELOPMENT, 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 ARLENE DILL and BOB W. BLYTHE, JR., (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 25, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, AS RECORDED IN MAP BOOK 21 PAGE 8 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. Building setback line of 20 feet reserved from Cambrian Ridge Trail as shown by plat.
3. Restrictions, covenants and conditions as set out instrument(s) recorded in Inst. #1996-13968 in the Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127 page 375 in Probate Office.
5. Restrictions, limitations and conditions as set out in Map Book 21 Page 8.

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, B & S LAND DEVELOPMENT, INC., by its PRESIDENT, ALBA BATTLE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 26th day of November, 1996.

B & S LAND DEVELOPMENT, INC.

By: Alba Battle  
ALBA BATTLE, 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 ALBA BATTLE, whose name as PRESIDENT of B & S LAND DEVELOPMENT, 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 26TH day of NOVEMBER, 1996.

Robert S. Ral  
Notary Public

My commission expires: 7/16/98

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