

17-2099

Inst # 1997-03184

(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:

GARY M. IVEY
912 TULIP POPLAR LANE
BIRMINGHAM, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TEN THOUSAND and 00/100 (\$210,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES MICHAEL O'BRIEN and DONNA M. O'BRIEN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GARY M. IVEY and CAROLYN IVEY, 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 1124, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 18TH ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 86, 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. Restrictions, easements and building line as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 127, Page 140.
4. Restrictions and covenants appearing of record in Misc. Volume 14, Page 536, Misc. Volume 17, Page 550, Misc. Volume 34, Page 549, Real Volume 119, Page 524 and Real Volume 38, Page 773.
5. Right-of-Way granted to Alabama Power Company recorded in Real Volume 40, Page 214.
6. Agreement with Alabama Power relating to underground residential distribution system as recorded in Real Volume 41, Page 201.

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.

01/31/1997-03184
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
221.00

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SHELBY COUNTY JUDGE OF PROBATE
221.00

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

IN WITNESS WHEREOF, the said GRANTORS, JAMES MICHAEL O'BRIEN and DONNA M. O'BRIEN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of January, 1997.


JAMES MICHAEL O'BRIEN


DONNA M. O'BRIEN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES MICHAEL O'BRIEN and DONNA M. O'BRIEN, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of January, 1997.


Notary Public

My commission expires: 7/16/98

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01/31/1997-03184
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 22:00