

SEND TAX NOTICE TO:
Nancy Schilling
William Dennis Schilling

*2616 Millwood Rd
BHAM, AL 35243*

Inst. # 1997-10730

This Instrument Prepared By:

Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Thousand and 00/100 dollars (\$10,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Claude E. Eades, Sr., a single man** (herein referred to as Grantor), do grant, bargain, sell and convey unto **Nancy Schilling and William Dennis Schilling** (herein collectively referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 51-A, according to the Resurvey of Lots 50 and 51, Third Addition to Riverchase West, Residential Subdivision, as recorded in Map Book 8, Page 98 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. 1997 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns,

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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 do for myself and for my heirs, executors, and administrators covenant with the said Grantee, their heirs, executors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of April, 1997.




Claude E. Eades, Sr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Claude E. Eades, Sr., whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 1997.

My Commission Expires: 8-19-99



Notary Public

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