

77-2851

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

EDWARD V. HEADLEY

Inst # 1997-15938

05/22/1997-15938
09:18 AM CERTIFIED
SHELBY COUNTY OFFICE OF PROBATE
002 FEE 18.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FORTY TWO THOUSAND and 00/100 (\$42,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM J. STEINERT, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto EDWARD V. HEADLEY and MARGARETHA D. HEADLEY, 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 12, ACCORDING TO THE SURVEY OF PARADISE COVE, AS RECORDED IN MAP BOOK 15, PAGE 77, 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. Easements, or claims of easements, not shown by the public records.
3. Easement over the Northwesterly 7.5 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
4. Restrictions, covenants and conditions as set out in Real Volume 365, page 667 and in Map Book 15, page 77.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state and federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

5. Right-of-way granted Alabama Power Company recorded in Deed Book 133, page 281; Deed Book 143, page 444 and Deed Book 213, page 346.
6. Flood easement and rights in connection therewith as granted to Alabama Power Company by instruments recorded in Deed Book 241, page 838 and Deed Book 246, page 714.

Inst # 1997-15938

- 7. Mineral Lease and Agreement granted to Anschutz Corporation as recorded in Deed Book 330, page 855.
- 8. 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 Deed Book 337, page 673.
- 9. Riparian and other rights created by the fact that subject property lies adjacent to or is bounded by Lay Lake.
- 10. Rights of upper and lower riparian owners in and to the use of the Coosa River and natural flow thereof.
- 11. Right-of-way granted South Central Bell Telephone Company recorded in Deed Book 343, page 766.


THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

\$35,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, 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, WILLIAM J. STEINERT, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of May, 1997.


WILLIAM J. STEINERT

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 J. STEINERT, A MARRIED PERSON, 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 12th day of May, 1997.


Notary Public

My commission expires: 7/16/98

05/22/1997-15938
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 18.00