

This instrument was prepared by

Send Tax Notice To: ROBERT J. ANCHORS

(Name) GENE W. GRAY, JR.

name

1342 WHIRLAWAY CIRCLE

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

HELENA, ALABAMA 35080

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIFTY SIX THOUSAND AND NO/100-----  
----- DOLLARS (\$156,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
CHARLES L. VATELLA AND WIFE, JUDY VATELLA

(herein referred to as grantors) do grant, bargain, sell and convey unto ROBERT J. ANCHORS AND WIFE, BETTY C. ANCHORS

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

LOT 84, ACCORDING TO THE SURVEY OF DEARING DOWNS, FIRST ADDITION, AS RECORDED  
IN MAP BOOK 6, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1998 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE  
UNTIL OCTOBER 01, 1998.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN  
MISC. BOOK 18, PAGE 598.

RIGHTS OF WAYS GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN  
DEED BOOK 155, PAGE 107 AND DEED BOOK 55, PAGE 454.

EASEMENTS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED  
BOOK 55, PAGE 454.

\$140,400.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE  
LOANS.

01/07/1998-00371  
09:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
24.30

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th  
day of December, 19 97.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Charles L. Vattella  
CHARLES L. VATELLA

Judy Vattella  
JUDY VATELLA

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
CHARLES L. VATELLA AND WIFE, JUDY VATELLA  
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 30th day of December A.D., 1997

GENE W. GRAY, JR.

Notary Public