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7.00

100.00

107.00

This instrument was prepared by

(Name) GENE W. GRAY, JR.

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

Send Tax Notice To: ROBERT T. SAWYER

name

1536 FAIRWAY VIEW DRIVE

address

HOOVER, ALABAMA 35244

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

99.503% Jefferson

60.049% Shelby

99900.00

That in consideration of THREE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$339,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, ALAN S. CRAIG, JR. AND WIFE, KATHLEEN K. CRAIG

(herein referred to as grantors) do grant, bargain, sell and convey unto ROBERT T. SAWYER AND WIFE, SUSAN E. SAWYER

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in JEFFERSON County, Alabama to-wit:

LOT 1521, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 8TH ADDITION, AS RECORDED IN MAP BOOK 23, PAGE 78 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BESSEMER DIVISION, AND ALSO RECORDED IN MAP BOOK 10, PAGE 52 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO THOSE ITEMS LISTED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

\$240,000.00 WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1998-07887

03/06/1998-07887  
11:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
02 NOV 02.00

TO HAVE AND TO HOLD unto the said GRANTEEES 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 grantors 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 grantors 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set 993 hand(s) and seal(s), this 16th day of September, 19 96.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that ALAN S. CRAIG, JR. AND WIFE, KATHLEEN K. CRAIG, 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 15th day of September, A.D. 19 96.

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

Taxes due and payable October 1, 1996.

Easement over the northeast 10 feet and an easement of varying width along the westerly and southerly lot lines of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.

25 foot building restriction line along Fairway View Drive as shown on recorded map.

Restrictions appearing of record Misc. Volume 14, Page 536, as amended in Misc. Volume 17, Page 550; Real Volume 229, Page 627, all in Shelby County, Alabama and Real Volume 348, Page 822 and Real Volume 649, Page 425, both in Jefferson County, Alabama, Bessemer Division.

Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 106, Page 534 in the Probate Office of Shelby County, Alabama, and re-recorded in Real Volume 641, Page 526, in the Probate Office of Jefferson County, Bessemer Division.

Right granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, transclosures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded Real Volume 106, Page 537, in the Probate Office of Shelby County, Alabama, and Real Volume 641, Page 525, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Right-of-way granted Alabama Power Company recorded Deed Book 120, Page 563, in the Probate Office of Shelby County, Alabama.

Release of damages recorded Real Volume 229, Page 627, in the Probate Office of Shelby County, Alabama and in Real Volume 649, 425, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Real Volume 123, Page 627, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

ASC  
KKC

State of Alabama - Jefferson County  
I certify this instrument filed on:  
1996 OCT 04 P.M. 15:41  
Recorded and \$ 100.00 Mtg. Tax  
and \$ 7.00 Deed Tax and Fee Amt.  
\$ 107.00 Total \$  
GEORGE R. REYNOLDS, Judge of Probate



9662/5488 BESS

1996-07887  
03/06/1996 AM CERTIFIED  
11:23 AM JUDGE OF PROBATE  
SHELBY COUNTY, ALABAMA 12:00  
SHERIFF OF ALABAMA