

STATE OF ALABAMA  
SHELBY COUNTY

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JOINTLY WITH RIGHT  
OF SURVIVORSHIP

WARRANTY DEED

1998-18526

BE IT KNOWN BY THESE PRESENTS, that DORA C. BRECKENRIDGE, a widow, RHONDA B. TYSON, a married woman, CATHERINE B. TAYLOR, a married woman, and LINDA B. ALLEN, a married woman (GRANTORS), in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to them, in hand paid by JERRY TIMOTHY HERRING and wife, PATRICIA ANN HERRING (GRANTEES), the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in Fee Simple, together with every contingent remainder and right of reversion, subject to the limitations hereinafter set forth, in the following described property situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Map of the 1971 Addition to Shelby Shores, as recorded in Map Book 5 page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject property is not the homestead of the grantors nor their spouses. Such land is conveyed subject to the following:

1. Ad Valorem taxes and assessments for the current year and future years.
2. Any applicable zoning ordinances and other governmental regulations.
3. Easements; rights-of-way; reservations; exceptions; agreements; restrictions; setback lines; coal, oil, gas and mineral Rights; mining and drilling rights; coal, oil, gas and other mineral leases; access rights; and all other matters of record including but not limited to those exceptions specifically set forth below.

TO HAVE AND TO HOLD the same unto the said GRANTEES, their heirs and assigns forever, subject to any existing mineral leases,

\$ 161,100.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

03/20/1998-18526  
12:16 PM CERTIFIED  
SHELBY COUNTY JUDGE & CLERK  
J.S.

William L. Utsey  
William R. Christopher  
J. Perry Newton  
J. Jefferson Utsey  
Attorneys at Law  
Post Office Box 911  
Birmingham, AL 35204

and to any roadways, highways, rights-of-way or easements for utilities or otherwise, whether recorded or not, and whether visible on the ground or not, and any encroachments of any nature or kind. And the said GRANTORS for themselves and their heirs and assigns, covenant with the said GRANTEEES that the property conveyed hereby is free from all encumbrances save and except for the foregoing matters, that they have a good right to sell and convey the same as aforesaid, and that they will forever warrant and defend the same unto the said GRANTEEES and their heirs and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals on this the 13<sup>th</sup> day of May, 1998.

Dora C. Breckenridge (SEAL)  
DORA C. BRECKENRIDGE

Rhonda B. Tyson (SEAL)  
RHONDA B. TYSON

Catherine B. Taylor (SEAL)  
CATHERINE B. TAYLOR

Linda B. Allen (SEAL)  
LINDA B. ALLEN

STATE OF ALABAMA

CHOCTAW COUNTY

I, Leigh Sellers, a Notary Public in and for said County and State, hereby certify that DORA C. BRECKENRIDGE, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 13<sup>th</sup> day of May, 1998.

My Commission Expires:  
10-03-2000

Leigh Sellers  
NOTARY PUBLIC

STATE OF ALABAMA

CHOCTAW COUNTY

I, Leigh Sellers, a Notary Public in and for said County and State, hereby certify that RHONDA B. TYSON, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 13<sup>th</sup> day of May, 1998.

My Commission Expires:

10-03-2000

Leigh Sellers  
NOTARY PUBLIC

STATE OF ALABAMA

CHOCTAW COUNTY

I, Leigh Sellers, a Notary Public in and for said County and State, hereby certify that CATHERINE B. TAYLOR, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 13<sup>th</sup> day of May, 1998.

My Commission Expires:

10-03-2000

Leigh Sellers  
NOTARY PUBLIC

STATE OF ALABAMA

CHOCTAW COUNTY

I, Leigh Sellers, a Notary Public in and for said County and State, hereby certify that LINDA B. ALLEN, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 13<sup>th</sup> day of May, 1998.

My Commission Expires:

10-03-2000

Leigh Sellers  
NOTARY PUBLIC

"By preparation of this deed, UTSEY, CHRISTOPHER and NEWTON makes no representation to Grantors or to Grantees that good title or merchantable title is conveyed by this deed."

This Instrument Prepared By:  
UTSEY, CHRISTOPHER & NEWTON  
WILLIAM R. CHRISTOPHER/pjl

Attorney at Law  
Post Office Box 619  
Butler, Alabama 36904  
(205) 459-3791  
UCN File Number 13,218

05/20/1998-18526  
12:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HCB 22.50