

TP 4102

THIS INSTRUMENT WAS PREPARED BY: LARRY R. NEWMAN, 3141 LORNA ROAD, BIRMINGHAM, AL 35216

WARRANTY DEED

10/08/1998-39362

STATE OF ALABAMA)
SHELBY COUNTY)
KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 37.50

THAT IN CONSIDERATION OF ONE HUNDRED FORTY FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00) TO THE UNDERSIGNED GRANTOR IN HAND PAID BY THE GRANTEES HEREIN, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, ANITA J. BILLINGSLEY, AN UNMARRIED WOMAN, (HEREIN REFERRED TO AS "GRANTOR"), DOES GRANT, BARGAIN, SELL AND CONVEY UNTO RICHARD B. SHIVERS AND JULIE R. SHIVERS, (HEREIN REFERRED TO AS "GRANTEEES"), FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS 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, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 13 OF SECTOR 2, ACCORDING TO THE SURVEY OF APACHE RIDGE, SECTORS 2 AND 3, AS RECORDED IN MAP BOOK 16, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO ADVALOREM TAXES FOR THE YEARS 1998, AND THEREAFTER; EASEMENTS, RESTRICTIONS, COVENANTS, AND RIGHTS OF WAY OF RECORD.

\$116,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

GRANTEEES ADDRESS: 120 LITTLE FAWN LANE, ALABASTER, 35007

TO HAVE AND TO HOLD TO THE SAID GRANTEEES FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, AND TO THE HEIRS AND ASSIGNS OF SUCH SURVIVOR FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION.

AND I DO FOR MYSELF AND FOR MY HEIRS, EXECUTORS, AND ADMINISTRATORS COVENANT WITH THE SAID GRANTEEES, THEIR HEIRS 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 GRANTEEES, THEIR HEIRS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 29TH DAY OF SEPTEMBER, 1998.


ANITA J. BILLINGSLEY (SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ANITA J. BILLINGSLEY, 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 THIS 29TH DAY OF SEPTEMBER, 1998.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-2-00