

SEND TAX NOTICE TO:

(Name) John E. Andrews  
811 Highland Lakes Way  
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Patricia K. Martin, PC  
3021 Lorna Rd.  
(Address) Birmingham, Al. 35216

Form 1-13 Rev. 5/92  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Four hundred twenty thousand and no/100 (\$420,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**William C. Redden and his wife Elizabeth W. Redden**

(herein referred to as grantors) do grant, bargain, sell and convey unto  
**John E. Andrews and Sherrie M. Andrews**

(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 505, according to the map of Highland Lakes, 5th Sector, Phase I, an Eddleman Community, as recorded in Map Book 18, Page 41, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$466,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1999-30143

07/19/1999-30143  
11:05 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
002 1996 12.00

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 hands and seals, this 24

day of May 19 99

WITNESS:

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

*William C. Redden*  
WILLIAM C. REDDEN  
*Elizabeth W. Redden*  
ELIZABETH W. REDDEN by William C. Redden  
as her Attorney in Fact

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William C. Redden, a married man 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May A.D. 19 99

*[Signature]*  
Notary Public

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that William C. Redden whose name as Attorney in Fact under Specific Durable Power of Attorney for Elizabeth W. Redden, a married woman 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, he in his capacity as such Attorney in Fact under Power of Attorney for Elizabeth W. Redden executed the same voluntarily on the day the same bears date.

Given under my hand this the 24 day of May, 1999

NOTARY PUBLIC

My commission expires:

Inst # 1999-30143

07/19/1999-30143  
11:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 1998 12.00