

SEND TAX NOTICE TO:
James Anderson & Elva Beck Anderson
2004 Shadowood Court
Birmingham, Alabama 35244

This instrument was prepared by
Frank Steele Jones
Sexton, Cullen & Jones, P.C.
3021 Loma Road, Suite 310
Birmingham, Alabama 35216

Inst. # 1999-31580

WARRANTY DEED

State of Alabama)
Jefferson County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars and No Cents (\$10.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **James Anderson and wife Elva Beck Anderson** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **James Anderson and wife Elva Beck Anderson** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby County, Alabama** to-wit:

Lot 9, according to the Amended Map of Riverchase West, as recorded in Map Book 7, Page 150, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 1999, and subsequent years, easements, restrictions, covenants, rights of way and limitations of record.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with right of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 **15th** day of **July**, 1999.

James W. Anderson (Seal)
James Anderson

Elva Beck Anderson (Seal)
Elva Beck Anderson

State of Alabama)
Jefferson County)

General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **James Anderson and wife Elva Beck Anderson**, 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 as their own act on the day the same bears date.

Given under my hand and official seal this **15th** day of **July**, 1999.

Frank Steele Jones
Notary Public
My Commission Expires: **3/14/03**

ATTORNEY FILE NO.: 99-1936-1

07/29/1999-31580
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.50