

BIRMINGHAM, ALABAMA 35242

Form 1-1-4 Rev. 5/2000

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-FOUR THOUSAND FIVE HUNDRED DOLLARS AND NO/100**** DOLLARS

In the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ELAINE Y. TODD AND JOHN G. TODD

(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN G. TODD, ELAINE Y. TODD AND KAREN ELIZABETH TODD, UNMARRIED

(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 C, IN BLOCK 12, ACCORDING TO A RESURVEY OF LOTS A, B, C, D, BLOCK 12, RIVERWOOD, 7TH SECTOR AS RECORDED IN MAP BOOK 10, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED 21/106 INTEREST IN THE COMMON AREA SET FORTH IN DECLARATION, RECORDED IN MISC. BOOK 39, PAGE 880.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, CURRENT TAXES, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

\$_____ OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A
MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Inst # 1999-38713

09/16/1999-38713
08:55 AM CERTIFIED

SWELBY COUNTY JUDGE OF PROBATE
JUN 1975 100.00

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 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 hand(s) and seal(s), this 15th day of June, 2015.

day of SEPTEMBER 1999

WITNESS:

(Seal)

(Sent)

(S. 1)

(Seal)

(5a)

(544)

STATE OF ALABAMA

Shelby

COUNTY

I, Frances S Constantine, a Notary Public in and for said County, in said State.

hereby certify that John G Todd + Elaine Y Todd 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. 1977

MY COMMISSION EXPIRES

JULY 18, 2009.