

This instrument was prepared by

Send Tax Notice To: JERALD H. REID

(Name) GENE W. GRAY, JR.

name

5109 SKYLARK DRIVE

address

(Address) 2100 SOUTHERIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED TWENTY SIX THOUSAND FOUR HUNDRED AND NO/100-----  
DOLLARS (\$126,400.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
ANDREW MACK RUDD AND WIFE, SANDRA L. RUDD

(herein referred to as grantors) do grant, bargain, sell and convey unto JERALD H. REID AND WIFE, ROUITA G. REID

(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 3, ACCORDING TO THE SURVEY OF MEADOW BROOK, NINTH SECTOR, AS RECORDED IN  
MAP BOOK 8, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED MAP.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL  
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,  
TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR  
PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN VOLUME 32,  
PAGE 306, VOLUME 40, PAGE 265 AND DEED BOOK 127, PAGE 140.

DECLARATION OF PROTECTIVE COVENANTS RECORDED IN MISC. BOOK 52, PAGE 536 AND  
MISC. BOOK 52, PAGE 542.

AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION  
AS SHOWN BY INSTRUMENT(S) RECORDED IN MISC. BOOK 54, PAGE 166.

TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN  
MISC. BOOK 54, PAGE 170.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN  
BOOK 353, PAGE 975.

Continued

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 hand(s) and seal(s), this 1st  
day of October, 19 99.

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

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

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

Andrew Mack Rudd  
ANDREW MACK RUDD (Seal)

Sandra L. Rudd  
SANDRA L. RUDD (Seal)

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

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
ANDREW MACK RUDD AND WIFE, SANDRA L. RUDD  
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  
on the day the same bears date.

Given under my hand and official seal this 1st day of October, A.D., 1999

GENE W. GRAY, JR.

Notary Public

Inst # 1999-41498

10/06/1999-41498  
08:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
24.00  
MS 200

Continuation of Legal Description

ANDREW MARK RUDD, GRANTOR HEREIN, IS ONE AND THE SAME PERSON AS ANDRED MARK RUDD, GRANTEE IN DEED RECORDED IN BOOK 16, PAGE 876.

\$113,760.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

AMR  
SLR

Inst # 1999-41498

10/06/1999-41498  
08:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 PMS 24.00