

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:  
(Name) Phillip M. Edwards  
(Address) 270 Country Hills Road  
Montevallo, AL 35115

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/92

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar and other good and valuable consideration DOLLARS

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

**K. Michael Anderson and wife, Holly O. Anderson**

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

**Phillip M. Edwards and wife, Tammy M. Edwards**

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

A non-exclusive 20-foot easement for ingress and egress along the existing driveway known as Country Hills Road, which services the following described property, to-wit:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Beginning at the southwest corner of the SE 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama and run thence easterly along the south line of said 1/4-1/4 section a distance of 669.38 feet to a point; thence turn a deflection angle of 94 degrees 24 minutes 47 seconds to the left and run northerly a distance of 350.68 feet to a point; thence turn a deflection angle of 80 degrees 35 minutes 11 seconds to the left and run westerly a distance of 646.86 feet to a point in the centerline of a chert road named Country Ridge Road; thence turn a deflection angle of 90 degrees 43 minutes 52 seconds to the left and run southerly along the centerline of said road a distance of 349.68 feet to the point of beginning.

As a condition of the granting of this easement, grantees herein agree to abide by the following restrictive covenant to attach to and run with the above described property, to-wit:

There shall be no mobile homes, manufactured homes, or manufactured buildings of any kind placed on the property.

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 the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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, WC have hereunto set OUR hand(s) and seal(s), this 29<sup>th</sup> day of October, 1999.

WITNESS:

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

K. Michael Anderson (Seal)  
**K. Michael Anderson**  
Holly O. Anderson (Seal)  
**Holly O. Anderson**

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that K. Michael Anderson and wife, Holly O. Anderson

whose name is 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 29<sup>th</sup> day of October, A.D., 19 99.

James F. Parson  
Notary Public

Inst # 1999-46476

11/12/1999-46476  
01:37 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HWS 9.00