

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Four Hundred Thousand & No/100 Dollars (\$400,000.00)** and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, **Charline M. Sheridan and John E. Sheridan**, husband and wife (herein collectively referred to as "Grantors") do grant, bargain, sell and convey unto **William Mark Landers and Cynthia B. Landers**, husband and wife (herein collectively referred to as "Grantees") as joint tenants, with right of survivorship, the following described real estate situated Shelby County, Alabama to wit:

Lot 10, Block 2, according to the Survey of Windsor Estates, a Residential Subdivision as recorded in Map Book 9, Page 132 A & B in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

1. 2000 Ad Valorem Taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. 40-foot building setback line from Bradford Place and 10-foot easement across rear of said lot as shown on recorded map of said subdivision.
4. Agreement with Alabama Power Company in regards to Underground Residential Distribution as recorded in Book 62, Page 605.
5. Reservation of mineral and mining rights in the instrument recorded in Volume 324, Page 87, together with the appurtenant rights to use the surface.
6. Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Real Volume 57, Page 767.
7. Right of way granted to Alabama Power Company by instrument(s) recorded in Volume 129, Page 547; Volume 277, Page 27, and Book 65, Page 513.
8. Right of way to Shelby County as recorded in Volume 177, Page 31.
9. Terms, agreements and right of way to Alabama Power Company as recorded in Book 62, Page 608.

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 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.

04/06/2000-11308
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMB 411.00

Inst # 2000-11308

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5th day of April, 2000.

Charline M. Sheridan as Attorney-In-Fact
Charline M. Sheridan, as Attorney-In-Fact for John E. Sheridan

Charline M. Sheridan
Charline M. Sheridan

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charline M. Sheridan** whose name as **Attorney-In-Fact for John E. Sheridan** is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of April, 2000.

Catherine M. Mills
Notary Public
My Commission Expires: 11/2/02

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charline M. Sheridan** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day April, 2000.

Catherine M. Mills
Notary Public
My Commission Expires: 11/2/02

THIS INSTRUMENT PREPARED BY:
James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209
(205) 414-1214
RE-4740

SEND TAX NOTICE TO:
Mr. and Mrs. William Mark Landers
3136 Bradford Place
Birmingham, AL 35242

Inst # 2000-11308

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SHELBY COUNTY JUDGE OF PROBATE
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