

STATE OF ALABAMA

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STATUTORY WARRANTY DEED

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Ten & NO/100 Dollars (\$10.00)** to the undersigned grantors, in hand paid by the grantees herein, and other good and valuable consideration, the receipt whereof is acknowledged, **Neil D. Eggers and Patti L. Eggers**, husband and wife (herein referred to as "Grantors"), grant, bargain, sell and convey unto **Neil D. Eggers and Patti L. Eggers** (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama to wit:

Lot 425, according to the Survey of Forest Parks, 4th Sector, 3rd Phase, as recorded in Map Book 24, Page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

SUBJECT TO AND EXCEPT FOR:

1. Ad Valorem Taxes for the current tax year, a lien but not yet due and payable.
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. Easements as shown by Map Book 24, Page 98.
4. Easements as shwon by recorded plat, including an easement along the Southeasterly corner of lot.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instr. # 1998-38885 and in Inst.# 1999-38884 in Probate Office.
6. Covenants as to sanitary sewer as set out in recorded Inst. # 1997-25449 and Instr. # 1997-25446.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Misc. Book 50, Page 965, 969, 973, 977 and Deed 81, Page 417 in Probate Office.
8. Release(s) of damages as set out in instrument(s) recorded in Inst. # 1996-31156 in Probate Office.
9. Restrictions, limitations and conditions set out in Map Book 24, Page 98.
10. Easement Agreement to Shelby County as set out in recorded Inst.# 1993-3962 in Probate Office.

NOTE: **The purpose of this deed is to vest title in Neil D. Eggers and Patti L. Eggers as tenants in common, and not as joint tenants with right of survivorship.**

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

**11/28/2000-40787
09:29 AM CERTIFIED**

SHELBY COUNTY JUDGE OF PROBATE

002 HMB 16.50

Inst # 2000-40787

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 22nd day of November, 2000.

Neil D. Eggers (Seal)
NEIL D. EGGERS

Patti L. Eggers (Seal)
PATTI L. EGGERS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NEIL D. EGGERS** 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2000.

Aileen K. Robinson
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 7, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **PATTI L. EGGERS** 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 22nd day of November, 2000.

Aileen K. Robinson
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 7, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209
(205) 414-1212

SEND TAX NOTICE TO:

Neil D. and Patti L. Eggers
303 Devon Drive
Birmingham, AL 35209

RE-5389

Inst # 2000-40787

11/28/2000-40787

09:29 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 NMB

16.50