

8940

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

✓ R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

KEVIN L. MYERS
515 MOUNTAIN VIEW LANE
COLUMBIANA, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY THOUSAND DOLLARS and 00/100 (\$220,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, A.D. JORDAN and JEAN F. JORDAN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KEVIN L. MYERS and RITA J. MYERS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1-C AND LOT 1-D ACCORDING TO THE RECORD MAP, JORDAN RESURVEY OF LOT 1 OF BOSSHART RESURVEY OF PARCEL "L", TRACT NINE SUBDIVISION, AS RECORDED IN MAP BOOK 29, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH NON-EXCLUSIVE ROAD RIGHT OF WAY EASEMENTS AS SHOWN IN MAP BOOK 29, PAGE 40 AND IN REAL BOOK 159, PAGE 217 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:



1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN REAL BOOK 151, PAGE 872.
3. EASEMENT FOR WATERLINE AND ASSIGNMENT TO WESTOVER WATER AUTHORITY AS RECORDED IN INSTRUMENT #1997-27819.
4. 30' CENTERLINE PRIVATE INGRESS/EGRESS EASEMENT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
5. EASEMENT TO ALABAMA POWER COMPANY AS SET FORTH IN THE INSTRUMENT RECORDED IN INSTRUMENT #1995-7092.

\$176,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, A.D. JORDAN and JEAN F. JORDAN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 17th day of April, 2003.

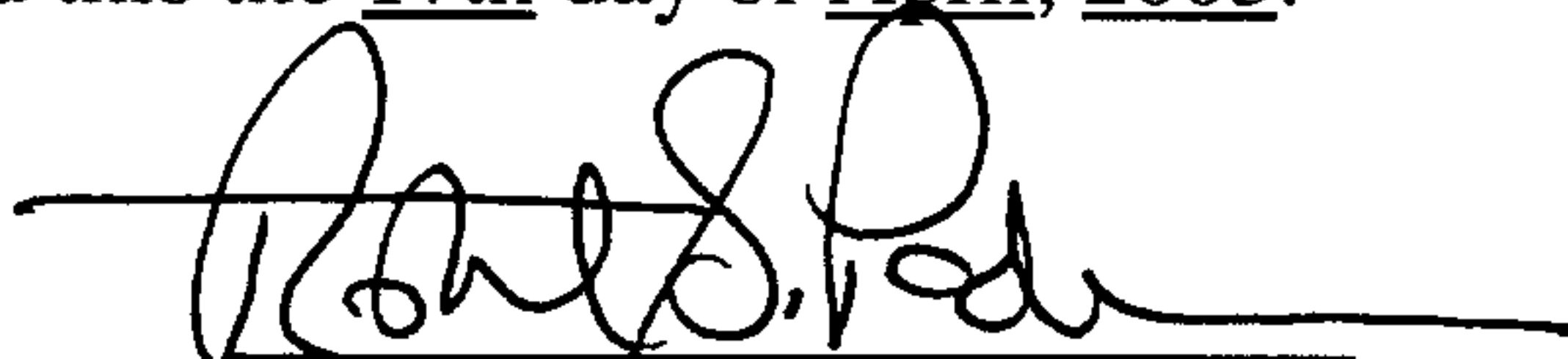

A.D. JORDAN

JEAN F. JORDAN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that A.D. JORDAN and JEAN F. JORDAN, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of April, 2003.


Notary Public

My commission expires: 7/11/06