

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

A. Scott Roebuck  
Attorney at Law  
1722 - 2nd Avenue North  
Bessemer, Alabama 35020

SEND TAX NOTICE TO:

ERIC B. LINDGREN  
1383 BELMONT LANE  
HELENA, ALABAMA 35080

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

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

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED FORTY NINE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$149,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **E. RUSSELL RIGG and SHIRLEY H. RIGG, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **ERIC B. LINDGREN and SUZANNE P. LINDGREN, HUSBAND AND WIFE**, (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 20, ACCORDING TO THE SURVEY OF DEARING DOWNS THIRD ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject To:**

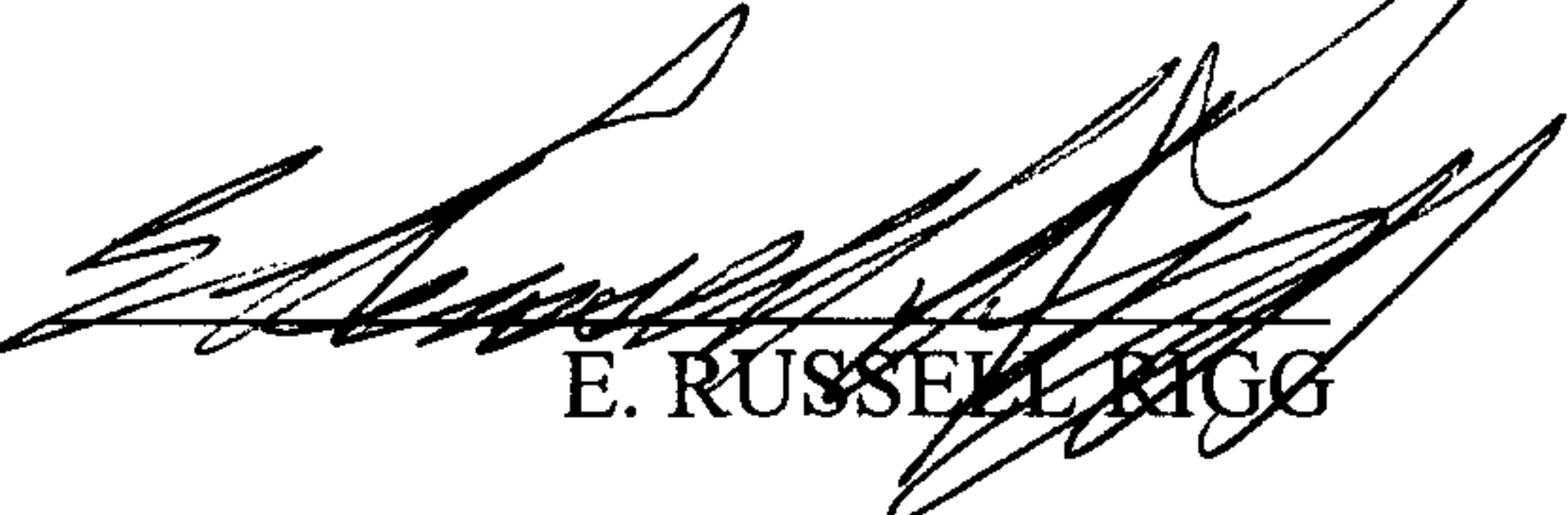
1. **Taxes and assessments for the year 2004 and subsequent years.**
2. **Building lines as shown by recorded map.**
3. **Easements as shown by recorded map.**
4. **Restrictions or Covenants recorded in Misc. Volume 36, Page 492; Volume 299, Page 367 and Real 168, Page 109, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.**
5. **Right of way granted to Alabama Power Company by instrument recorded in Volume 155, Page 107, in the Probate Office of Shelby County, Alabama.**
6. **Easement to the Utilities Board of the Town of Pelham recorded in Volume 294, Page 604, in the Probate Office of Shelby County, Alabama.**

**\$134,550.00** 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, **E. RUSSELL RIGG and SHIRLEY H. RIGG, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the **15th** day of **June, 2004**.

  
E. RUSSELL RIGG


  
SHIRLEY H. RIGG

STATE OF ALABAMA     )  
                                      )  
COUNTY OF JEFFERSON )

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **E. RUSSELL RIGG and SHIRLEY H. RIGG, 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 **15th** day of **June, 2004**.

  
Notary Public

My commission expires: 5-20-08

