


SEND TAX NOTICE TO:  
Rick Allen Needham and Carla S.  
Needham  
2457 Vale Drive  
Birmingham, Alabama 35244

This instrument was prepared by:  
Sunny Henderson  
Trimmier Law Firm  
2737 Highland Avenue South  
Birmingham, AL 35205

  
20040803000429490 Pg 1/2 214.00  
Shelby Cnty Judge of Probate, AL  
08/03/2004 09:38:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thousand dollars & no cents (\$200,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Allen J. Needham and wife, Mary Kennedy Needham**(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Rick Allen Needham and wife, Carla S. Needham**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 9, BLOCK 1, ACCORDING TO FIRST SECTOR, INDIAN VALLEY AS RECORDED IN MAP BOOK 5, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

1.) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 5, Page 43.

2.) 35 foot building line on front of subject property; 7.5 foot easement on west side of subject property and 10 foot easement on rear of subject property as shown on recorded map.

3.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Deed Book 258, Page 257 in the Probate Office of Shelby County, Alabama.

4.) Easement for public utilities across North and West sides of lot as shown on recorded map of said subdivision.

5.) Transmission line permits to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 265, Page 458 in Probate Office.

6.) Transmission line permits to Alabama Power Company as recorded in Deed Book 102, Page 458 in 55 and Deed Book 111, Page 266 and Deed Book 129, Page 565 in Probate Office.

**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.


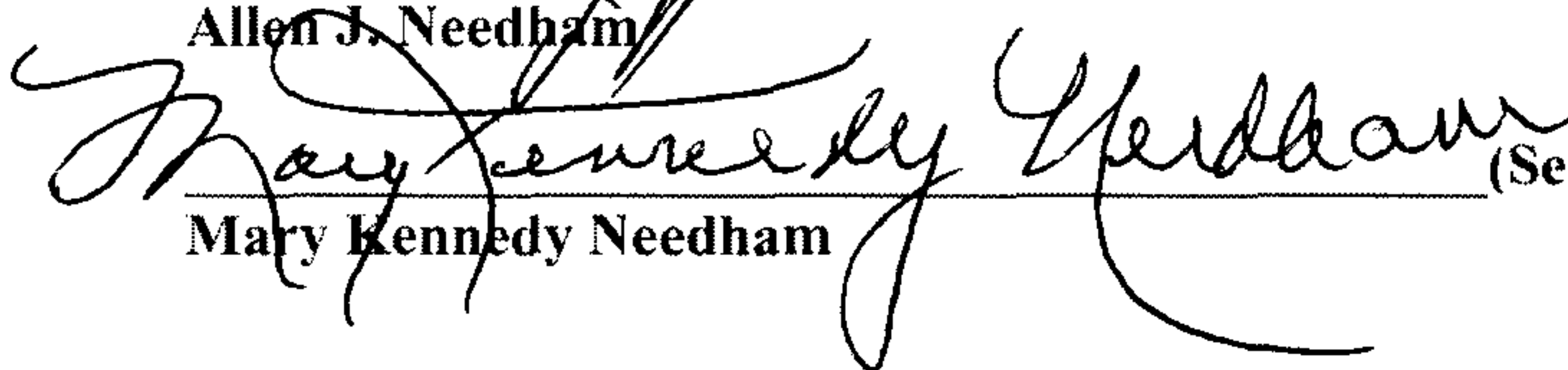
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **July 21, 2004**

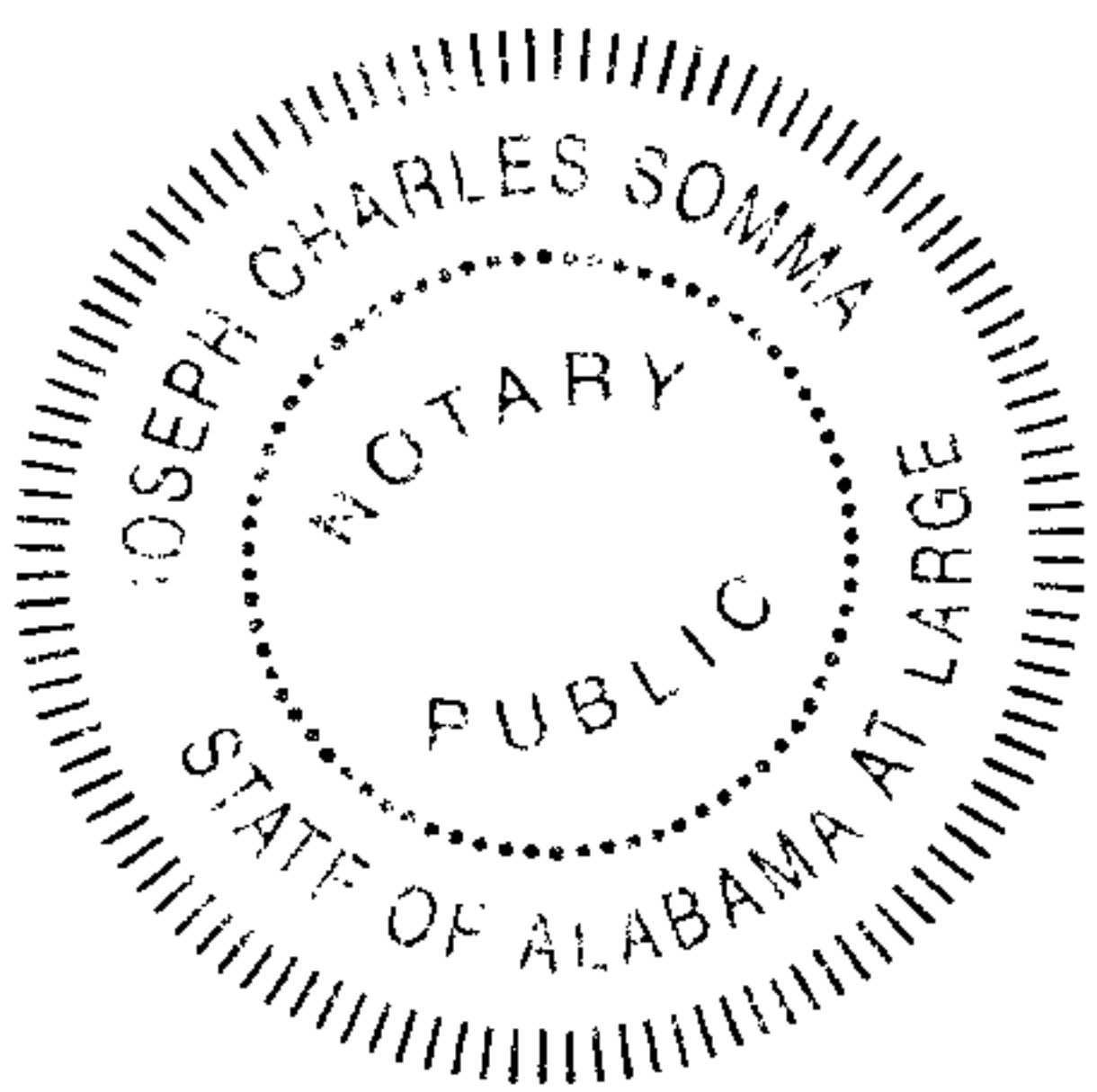
 (Seal)  
Allen J. Needham  
 (Seal)  
Mary Kennedy Needham

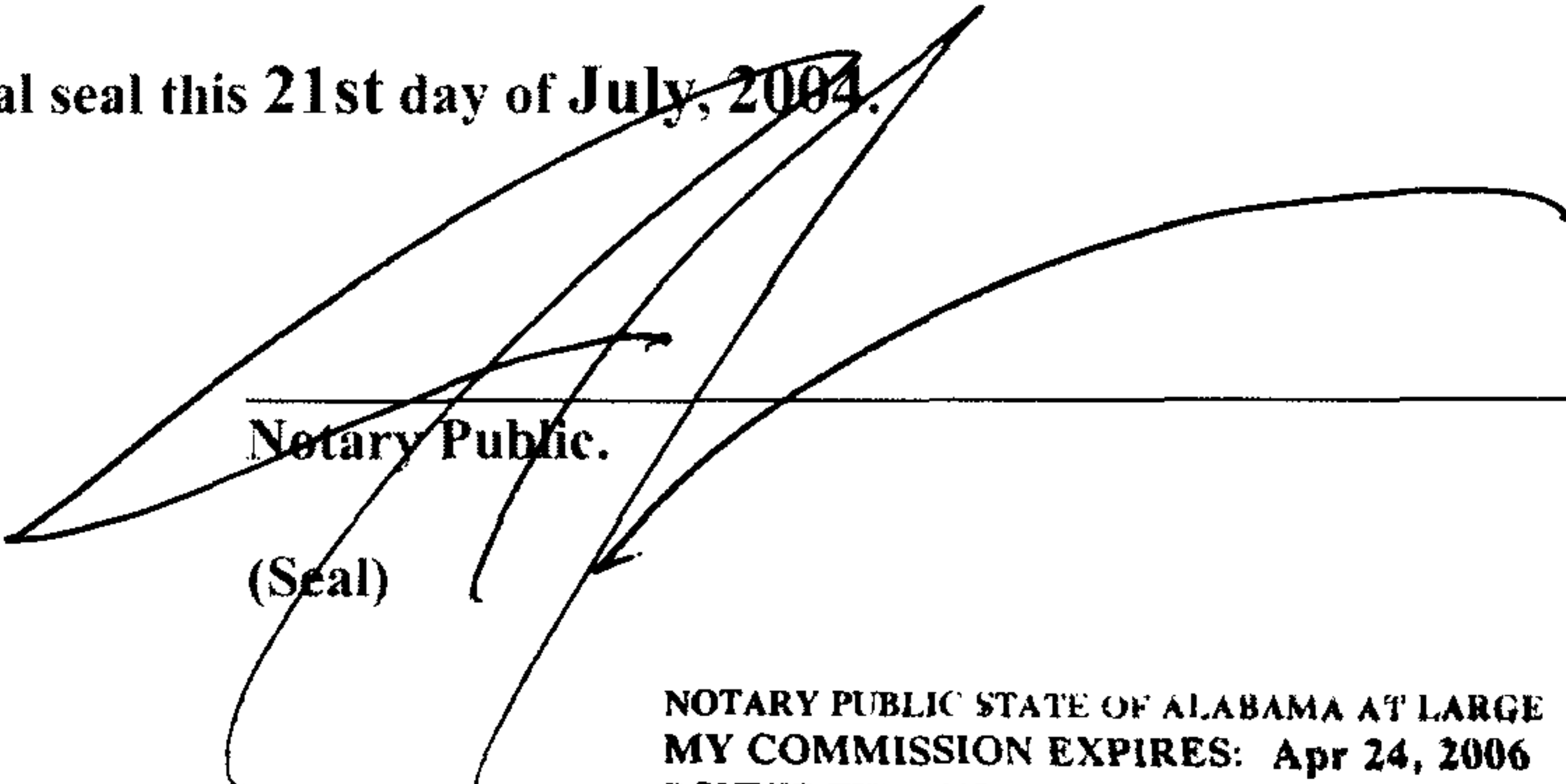
STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen J. Needham andwife, Mary Kennedy Needham, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 21st day of July, 2004.



  
\_\_\_\_\_  
Notary Public.  
(Seal)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Apr 24, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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