

154-04



20040928000536590 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
09/28/2004 13:44:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, AL 35004

Send Tex Notice T
Larry J. Herndon
1566 Tara Drive
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY FIVE THOUSAND AND NO/100(\$95,000.00) DOLLARS** to the undersigned Grantor, **L. DOUGLAS JOSEPH, A MARRIED MAN, J. ANTHONY JOSEPH, A MARRIED MAN, AND GAIL J. OWEN, AN UNMARRIED WOMAN** (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **LARRY J. HERNDON AND JEANIE HERNDON** (herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of The Meadow at Tara, Section 2, as recorded in Map Book 33, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: 1. Building setback line of 50 feet reserved from Tara drive as shown by plat.
2. Declaration of Protective Covenants of said subdivision as set out in Inst. No. 2004040200016827 in the Probate Office of Shelby County, Alabama.
3. Encroachment of existing pond and dam as shown by plat.
4. Restrictions, limitations and conditions as set out in Map Book 33 Page 10 in said Probate Office.
5. Underground transmission permit to Alabama Power Company as set out in Inst. No. 2004-355480 in said Probate Office.

The above consideration was paid by mortgage loan closed simultaneously herewith.

The herein conveyed property does not constitute any portion of the homestead of any of the grantors nor that of their respective spouse.

L. DOUGLAS JOSEPH AND DOUG JOSEPH ARE ONE AND THE SAME PERSON.

KATHY JOSEPH AND KATHY L. JOSEPH ARE ONE AND THE SAME PERSON

TO HAVE AND TO HOLD to the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this _____ day of August, 2004.

L. Douglas Joseph
By Kathy L. Joseph A F F
 L. DOUGLAS JOSEPH BY
 KATHY L. JOSEPH, ATTORNEY IN
 FACT

J. Anthony Joseph
 J. ANTHONY JOSEPH

Gail J. Owen
 GAIL J. OWEN

Shelby STATE OF ALABAMA
~~ST. CLAIR COUNTY~~

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that L. Douglas Joseph whose name(s) is signed to the foregoing conveyance by Kathy L. Joseph, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, Kathy L. Joseph by virtue of that certain power of attorney recorded in Instrument 1995-01915 in the Probate Office of Shelby County, Alabama; and with full authority has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2004.

Glenda B. Bradley
 Notary Public

My Commission Expires 10-2006
 My Commission Expires 10-2006

Shelby STATE OF ALABAMA
~~ST. CLAIR COUNTY~~

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Anthony Joseph whose name(s) is signed to the foregoing conveyance, and who is known to me,

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acknowledged before me on this day, that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2004.

My Commission Expires 01-10-2006

My Commission Expires:

Glen B. Bradley
Notary Public

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gail J. Owen whose name(s) us 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of August, 2004.

My Commission Expires: 11-25-07

Mellony Neal
Notary Public