

This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253


20050506000218730 1/2 \$24.50
Shelby Cnty Judge of Probate, AL
05/06/2005 02:56:18PM FILED/CERT

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Eight Dollars and No 00/100 [\$208,000.00], paid by **Mortgage in the amount of One Hundred Ninety Seven Thousand Six Hundred Dollars and No 00/100 (\$197,600.00)** filed at the same time as this deed, to the undersigned grantors, Daniel C. Borland and Linda D. Borland, a married couple, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto Delmer P. Riggs and Maureen R. Riggs, a married couple, (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 in Shelby County.

Lot 405, according to the Map and Survey of Savannah Pointe, Sector V, Phase I, as recorded in Map Book 26, Page 50, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject To:

1. Building and Setback lines of 35 feet as recorded in Map Book 26, Page 50, in the Probate Office of Shelby County, Alabama.
2. Right of Way to Southern Natural Gas as recorded in Deed Book 90, Page 477, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions (deleting therefrom, and 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 Instrument No. 2000-1055, in the Probate Office of Shelby County, Alabama.
4. Permit to Alabama Power Company as recorded in Deed Book 171, Page 279.
5. Annexed to the City of Calera as recorded in Instrument No. 1998-10745.

Shelby County, AL 05/06/2005
State of Alabama

Deed Tax: \$10.50

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 27th day of April, 2005. .

Witness

Witness

Daniel C. Borland
Daniel C. Borland
Linda D. Borland
Linda D. Borland

STATE OF ALABAMA

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Daniel C. Borland and Linda D. Borland, a married couple, individually whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 27th day of April, 2005.

My Commission Expires
3-31-2006

Robert James Hicks
Notary Public


20050506000218730 2/2 \$24.50
Shelby Cnty Judge of Probate, AL
05/06/2005 02:56:18PM FILED/CERT