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20071102000508510 1/2 \$71.50
Shelby Cnty Judge of Probate, AL
11/02/2007 02:02:57PM FILED/CERT

Shelby County, AL 11/02/2007
State of Alabama

Deed Tax: \$57.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

RICKEY R. ROPER
159 THOROUGHbred LANE
ALABASTER, AL 35007

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 EIGHTY SIX THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$286,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ANTONIOUS ANDERSON and JENEEN ANDERSON, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **RICKEY R. ROPER and ELLEN ROPER**, (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 85, according to the Map and Survey of Saddle Lake Farms, 2nd Addition – Phase 2, as recorded in Map Book 29, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **30-FOOT BUILDING SETBACK LINE FROM THOROUGHbred LANE AS SHOWN ON RECORDED MAP.**
3. **7.5 FOOT EASEMENT ALONG THE EAST PROPERTY LINE AS SHOWN ON RECORDED MAP.**
4. **EASEMENT FOR ROAD FOR PRIVATE USE UNLESS IT BECOMES PUBLIC AS RECORDED IN DEED BOOK 312, PAGE 393.**
5. **TERMS, PROVISIONS, CONVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INST. NO. 1995-17530; INST. NO. 1996-2191; AMENDED IN INST. NO. 2000-17433 AND AMENDED IN INST. NO. 2001-33976.**
6. **RESTRICTIONS, LIMITATIONS AND CONDITIONS AS RECORDED IN MAP BOOK 28, PAGE 76.**
7. **PROPOSED COAL AND MINERAL & MINING PLAN UNDERGROUND AND SURFACE – NOTICE OF MINING OPERATIONS AS RECORDED IN INST. NO. 2000-37886.**
8. **AGREEMENT AND INDEMNIFICATION BETWEEN ALABASTER WATER BOARD AND ENVIROBUILD AS RECORDED IN INST. NO. 2001-38317.**
9. **COVENANTS WITH SHELBY COUNTY HEALTH DEPARTMENT RECORDED IN INST. NO. 2001-35567.**
10. **OIL, GAS AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.**

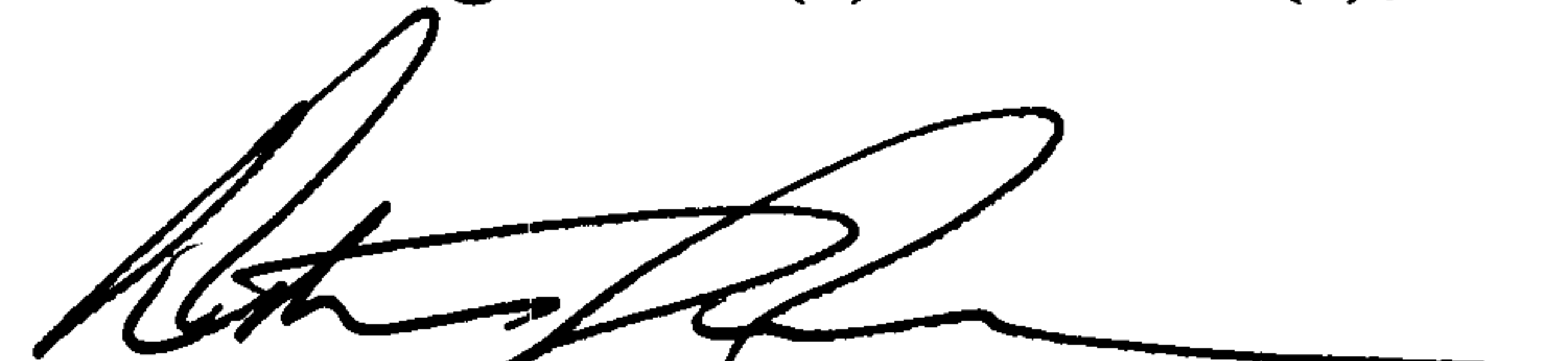
11. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

\$229,200.00 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, **ANTONIOUS ANDERSON and JENEEN ANDERSON**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of October, 2007.


ANTONIOUS ANDERSON


JENEEN ANDERSON

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ANTONIOUS ANDERSON and JENEEN ANDERSON**, 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 31st day of October, 2007.



Notary Public

My commission expires: 9.29.2010

