

1208-16494

20080605000228330 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/05/2008 09:32:08AM FILED/CERT

(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

ROBERT W. ALTHEIDE
909 WATERFORD TRAIL
CALERA, AL 35040

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 DOLLARS 00/100 (\$149,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **WILLIAM T. TIPTON and KIMBERLY DAWN JOHNSON TIPTON, HUSBAND AND WIFE**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **ROBERT W. ALTHEIDE and TAMMI J. ALTHEIDE**, (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 553, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. RESTRICTIONS, AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS, APPEARING OF RECORDS IN INSTRUMENT 2001/12818.
4. RIGHT OF WAY TO F. CRAIG MITCHELL, RECORDED IN DEED BOOK 259, PAGE 725.
5. RIGHT OF WAY TO MILFORD LEE, RECORDED IN DEED BOOK 317, PAGE 30.
6. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 240, PAGE 36.
7. GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS SET OUT IN REAL 278, PAGE 5.
8. MINERALS AND MINING RIGHTS INCIDENT THERETO RECORDED IN REAL 345, PAGE 744; INSTRUMENT 1995/1640 AND INSTRUMENT 2002/4139.
9. TERMS AND CONDITIONS AS CONTAINED IN THAT CERTAIN DEED RECORDED IN INSTRUMENT 1995/1640.
10. RELEASE OF DAMAGES, AS SET FORTH IN INSTRUMENT 1995/1640 AND REAL 345, PAGE 744.
11. RESTRICTIONS, APPEARING OF RECORD IN INSTRUMENT 2001/12818 AND INSTRUMENT 2001/12819.
12. A 8 FOOT EASEMENT ON THE NORTHERLY SIDE, AS SHOWN BY RECORDED MAP.
13. A 7.5 FOOT EASEMENT ON THE SOUTHERLY SIDE, AS SHOWN BY RECORDED MAP.

\$149,000.00 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, **WILLIAM T. TIPTON and KIMBERLY DAWN JOHNSON TIPTON, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of May, 2008.


WILLIAM T. TIPTON


KIMBERLY DAWN JOHNSON

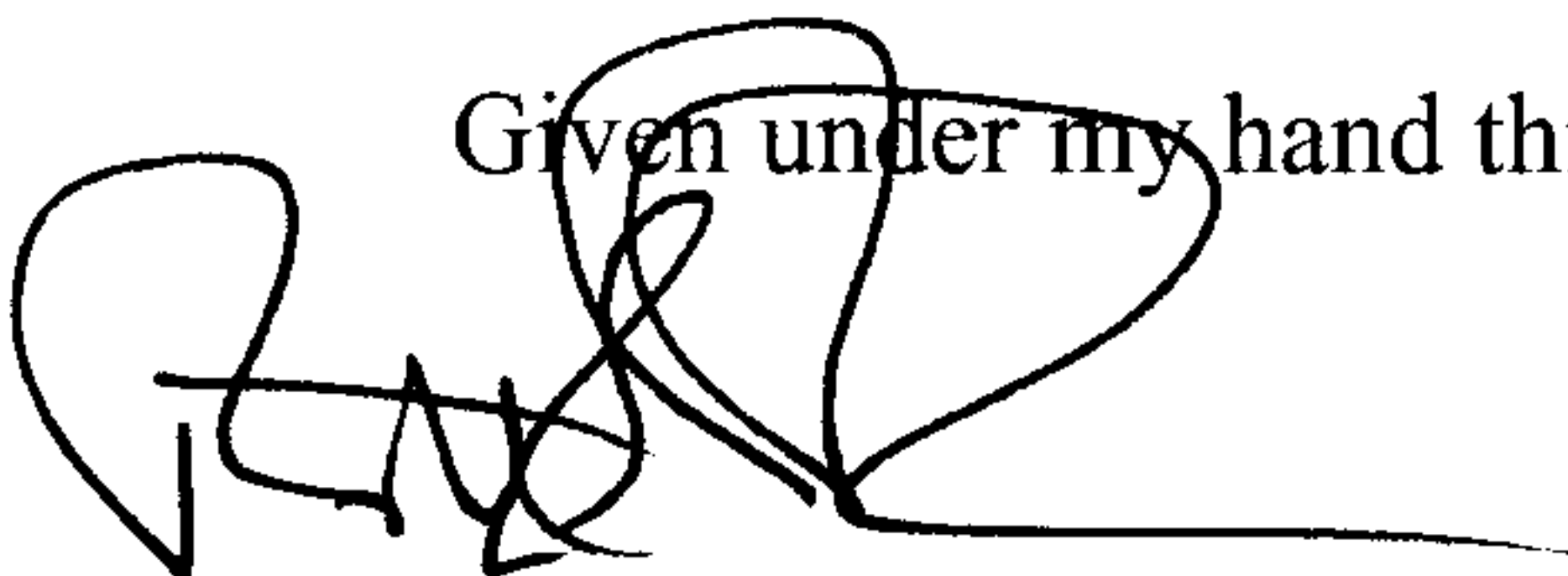
TIPTON

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **WILLIAM T. TIPTON and KIMBERLY DAWN JOHNSON TIPTON, 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 30th day of May, 2008.



Notary Public

My commission expires:

7/16/10

