


STATE OF ALABAMA

*

COUNTY OF SHELBY

*


20080909000358320 1/2 \$38.00
Shelby Cnty Judge of Probate, AL
09/09/2008 12:40:46PM FILED/CERT

WARRANTY DEED

Joint Tenants with Right of Survivorship

That in consideration of Ten Dollars and other valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is I/We, **WAYNE S. FANT, A MARRIED MAN** (herein referred to as Grantor, whether one or more) grant, bargain, sell and convey unto **GEORGE D. BROOM AND WIFE, CYNTHIA DIANE BROOM** (herein referred to as Grantee, whether one or more), as joint tenants with right of survivorship, the following real estate, situated in SHELBY County, Alabama, to wit:

Lot 1 of the Fant Family Subdivision as filed for record in Map Book 40, Page 47 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to the following exceptions:

1. Ad valorem taxes the current year which become due and payable on October 1st and delinquent on January 1st.
2. Subject to that certain Right of Way for Public Road to Shelby County as filed for record in Book 229, Page 504.
3. Subject to that certain Right of Way as filed for record in Deed Book 230 Page 897.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 171, Page 507 and Deed Book 274, Page 363.
5. Subject to any easement granted to Alabama Power Company crossing subject property conveyed to Shelby County for roadway in Deed Book 230, page 897.
6. Subject to Memorandum of Oil and Gas Lease as recorded in Deed Book 324, Page 381.
7. Subject to 30 foot right of way as granted by Saginaw Lumber Company to Louisville and Nashville Railroad Company in Deed Book 22, Page 46.
8. Subject to easement for waterline as recorded in Instrument #2002-3451.
9. Subject to any matters of record as shown on the plat of the Fant Family Subdivision as filed for record in Map Book 40, Page 47 in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property is not the homestead of Grantor nor that of Grantor's spouse, if any.

This description provided to Jackson & Williams by Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantors are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 hereunto set my (our) hand(s) and seal(s) this 5th day of September, 2008.

Wayne S. Fant
WAYNE S. FANT

STATE OF ALABAMA *

COUNTY OF SHELBY *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **WAYNE S. FANT** 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/they, executed the same voluntarily, on the day the same bears date.

DONE this the 5th day of September, 2008.

Ray Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-12

This Instrument Prepared By:
Jackson & Williams
416 1st Avenue, SE
Cullman, AL 35055
(256) 739-5400

20080909000358320 2/2 \$38.00
Shelby Cnty Judge of Probate, AL
09/09/2008 12:40:46PM FILED/CERT

Send Tax Notice To:
George D. Broom & Cynthia Diane Broom

4947 MEADOW BROOK ROAD
BIRMINGHAM AL 35242

Shelby County, AL 09/09/2008
State of Alabama
Deed Tax: \$24.00