

1209-17311

20090707000260290 1/2 \$225.00
Shelby Cnty Judge of Probate, AL
07/07/2009 12:27:04 PM FILED/CERT

Shelby County, AL 07/07/2009
State of Alabama
Deed Tax : \$210.00

(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

JOHN GLASS
704 RIVERCHASE PARKWAY W
BIRMINGHAM, AL 35244

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TWO HUNDRED TEN THOUSAND DOLLARS 00/100 (\$210,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **THOMAS E. DEFNALL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CALVIN E. DEFNALL, DECEASED, CASE NO. PR2006-000630** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JOHN GLASS and DEBORAH GLASS**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **JEFFERSON** County, Alabama, to-wit:

Lot 22, according to the Amended Map of Riverchase West as recorded in Map Book 7, Page 150, in the Probate Office of Shelby County, Alabama. Also part of Lot 21 according to Riverchase West as recorded in Map Book 7, Page 150, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of said Lot 21, said point being on the westerly line of Riverchase Parkway West, thence run Westerly along the South line of said Lot 21 for 40.0 feet; thence 136 degrees 01 minutes 57 seconds right and run Northeasterly for 57.57 feet to a point on the westerly line of said Riverchase Parkway West; thence run southerly along the westerly line of Riverchase Parkway West for 40.0 feet to the point of beginning.

THOMAS E. DEFNALL IS A MARRIED MAN. SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
- 2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.**
- 3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN VOLUME 302, PAGE 852; MISC. 19, PAGE 633; MISC. 14, PAGE 536; MISC. 17, PAGE 550; MISC. 34, PAGE 549; MISC. 14, PAGE 460; MISC. 15, PAGE 186 AND MISC. 15, PAGE 702.**
- 4. AGREEMENT TO ALABAMA POWER COMPANY RECORDED IN MISC. 14, PAGE 644.**
- 5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 299, PAGE 485.**

6. **RIGHT OF WAY GRANTED TO RIVERCHASE SEWER SYSTEM
RECORDED IN MISC. 16, PAGE 989.**
7. **RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE
COMPANY RECORDED IN VOLUME 300, PAGE 254.**
8. **EASEMENT(S) AS SET FORTH IN VOLUME 303, PAGE 825.**
9. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES,
TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS,
PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING
RELEASE OF DAMAGES.**

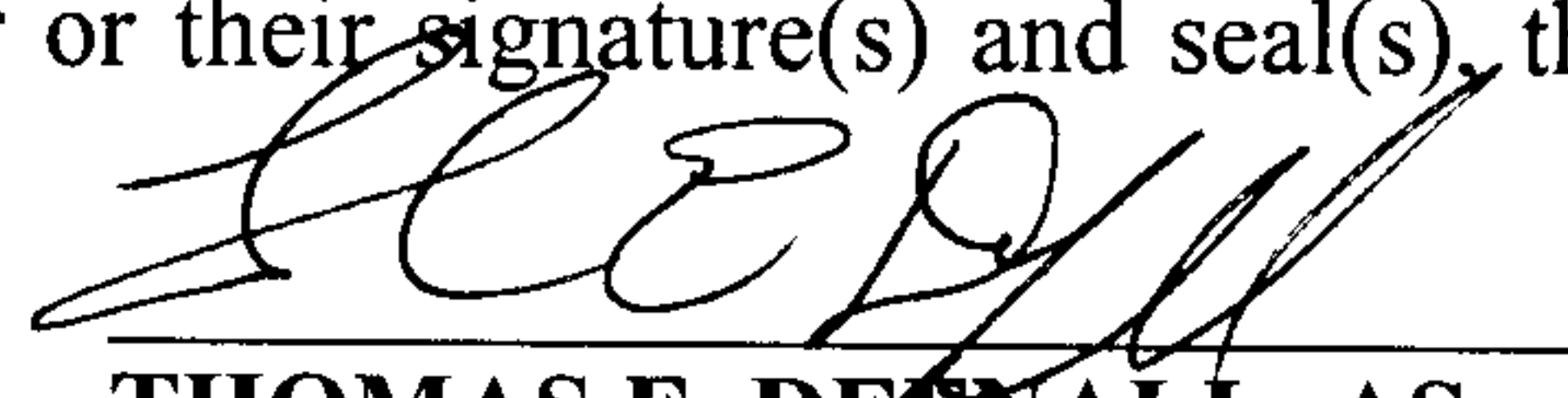
**CALVIN E. DEFNALL WAS THE SURVIVING GRANTEE OF THAT CERTAIN DEED
RECORDED IN DEED VOLUME 303, PAGE 828. THE OTHER GRANTEE,
DOROTHY C. DEFNALL, HAVING DIED ON OR ABOUT THE 29th DAY OF
March, 1994.**

\$.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, **THOMAS E. DEFNALL, AS
PERSONAL REPRESENTATIVE OF THE ESTATE OF CALVIN E. DEFNALL, CASE
NO. PR2006-000630**, have hereunto set his, her or their signature(s) and seal(s), this the 10th
day of June, 2009.

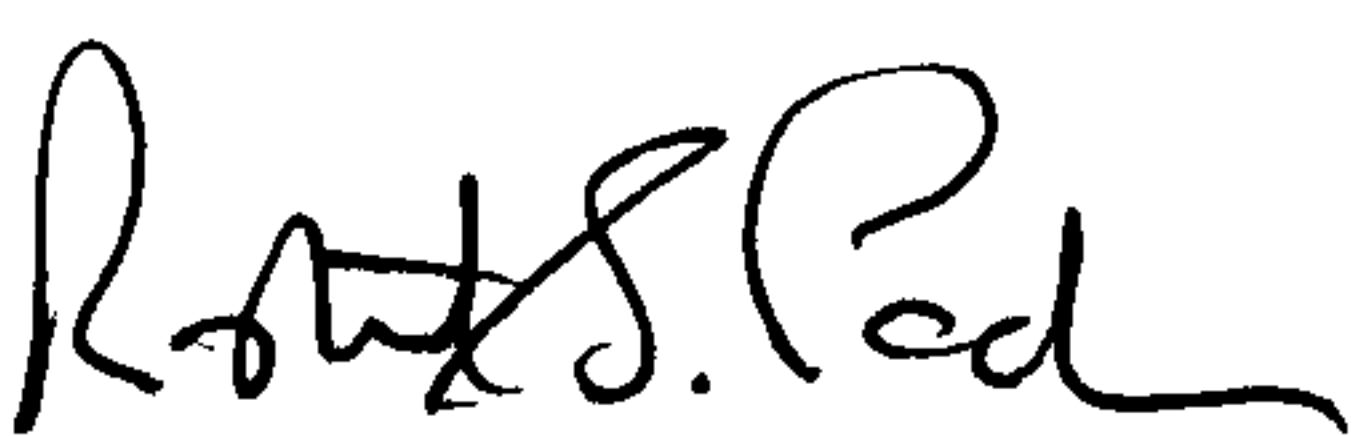

**THOMAS E. DEFNALL, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF CALVIN E.
DEFNALL, DECEASED, CASE NO.
PR2006-000630**

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

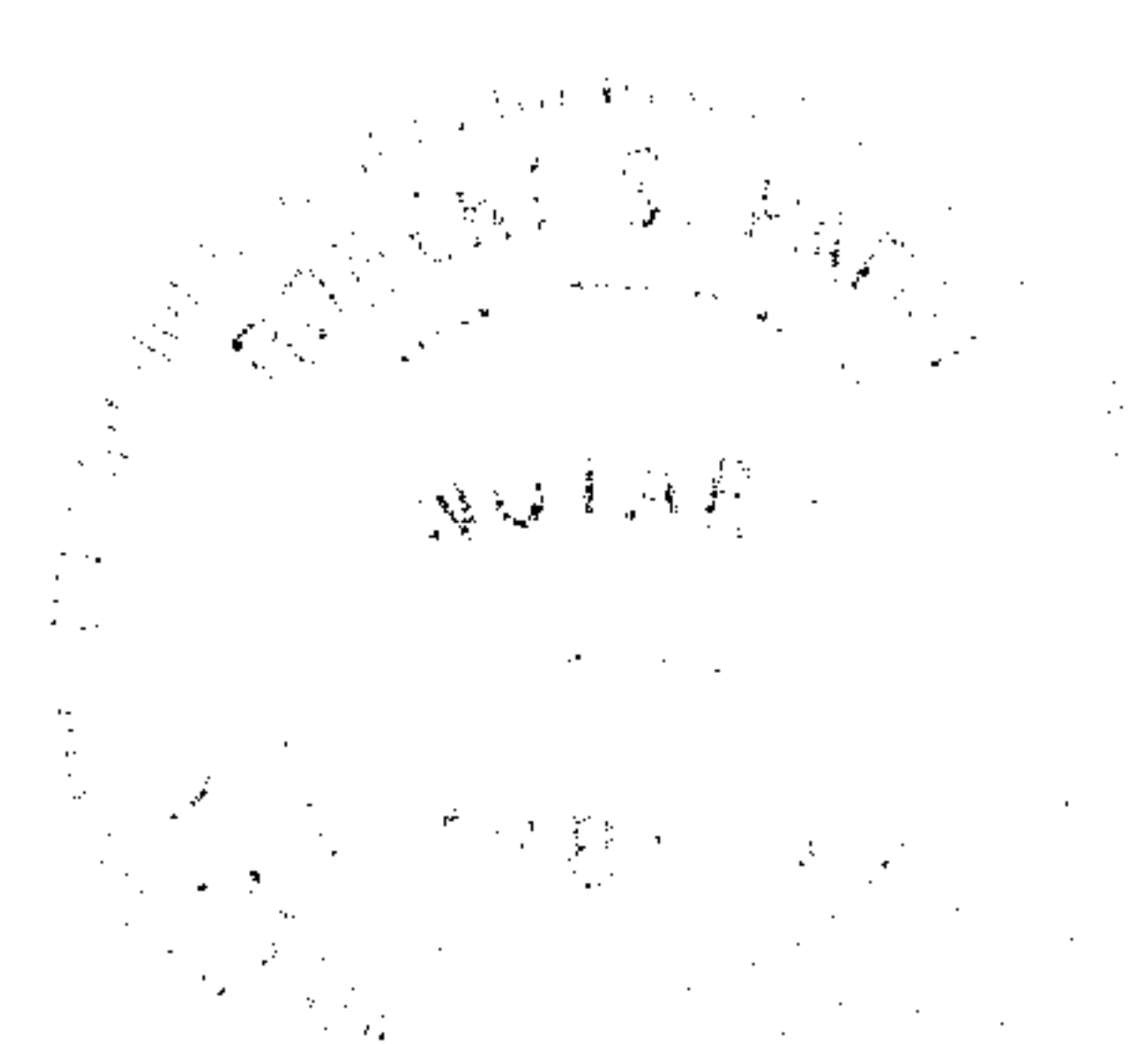
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify
that **THOMAS E. DEFNALL, AS PERSONAL REPRESENTATIVE OF THE ESTATE
OF CALVIN E. DEFNALL, DECEASED, CASE NO. PR2006-000630**, whose name(s) is
(are) signed to the foregoing conveyance, and who is (are) known to 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 10th day of June, 2009.



Notary Public

My commission expires: 7/16/10



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Shelby Cnty Judge of Probate, AL
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