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Shelby Cnty Judge of Probate, AL  
07/19/2010 12:10:45 PM FILED/CERT

This instrument was prepared by:  
HARRY W. GAMBLE  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:

2105 Oakon Road  
Pelham, AL 35124

**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 THOUSAND DOLLARS (\$140,000.00)** AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand-paid by the grantees herein, the receipt of which is acknowledged, I or we, **WILLIAM D. COLE AND DAWN N. COLE, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **MARK W. ANDERSON AND TINA G. ANDERSON** (herein referred to as grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

**Lot 19, according to the Survey of Parkside, as recorded in Map Book 22 Page 133 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to:

- (1) Taxes or assessments for the year 2010 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to:
  - (a) Building setback line of 25 feet reserved from Parkside Circle and 20 feet from rear of lot, as shown by plat.
  - (b) Public utility easements as shown by recorded plat, including a 15 foot easement on the rear.
  - (c) Declaration of Protective Covenants of said subdivision as set out in Inst. No. 1997-25047 in said Probate Office.
  - (d) Restrictions, limitations and conditions as set out in Map Book 22 Page 133 in said Probate Office.
  - (e) Easements granted to Alabama Power Company as set out in Volume 118 Page 585 and Volume 163 Page 422 in Probate Office.
  - (f) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 20050513000230650 in Probate Office.

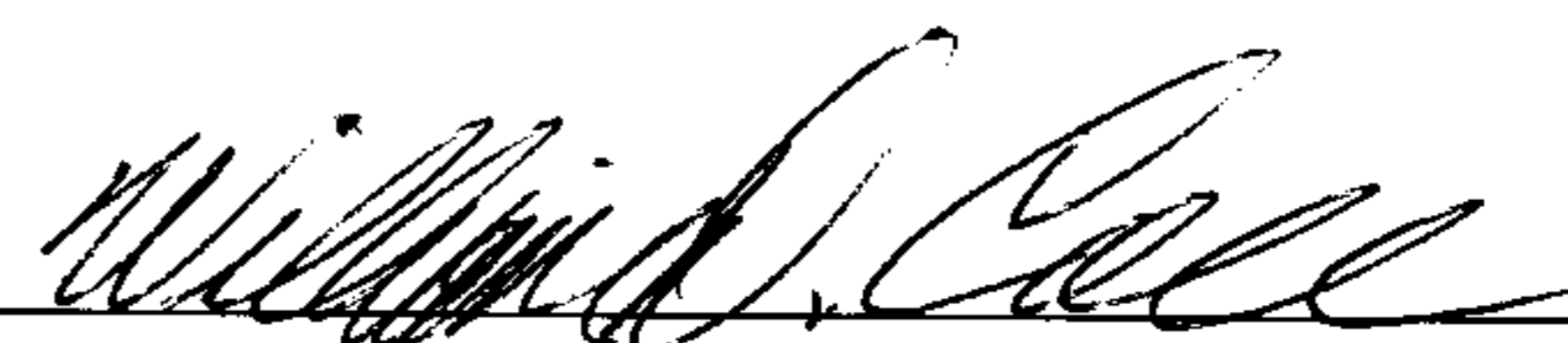
ALL of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from 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 grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

15<sup>th</sup> In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this July day of July, 2010.

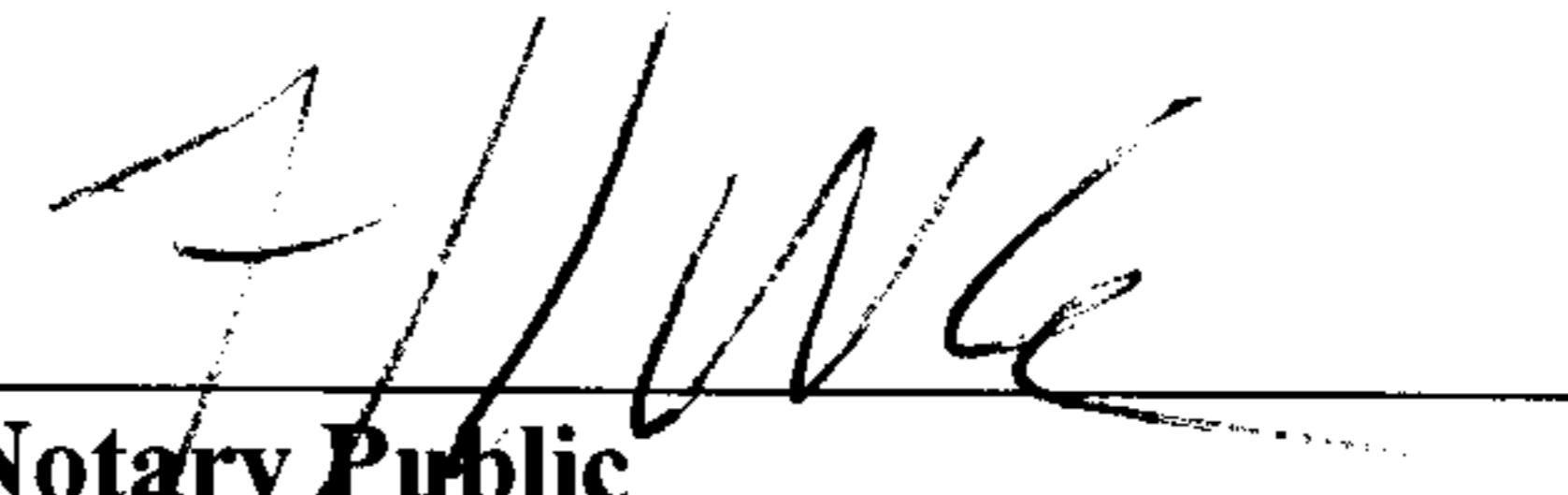
  
WILLIAM D. COLE

  
DAWN N. COLE

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **WILLIAM D. COLE AND DAWN N. COLE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of July, 2010.

  
Notary Public

