



20111109000337470 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
11/09/2011 10:39:07 AM FILED/CERT

This Instrument Prepared By:

Foster D. Key, Attorney at Law  
P.O. Box 360345  
Birmingham, AL 35236

Send Tax Notice To:

James Edwards and Johnnie Edwards  
217 Park Lake Trace  
Helena, AL 35080

## SURVIVORSHIP WARRANTY DEED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS that, in consideration of **TWO HUNDRED SEVENTY SEVEN THOUSAND AND NO/100 DOLLARS (\$277,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, We, **RICHARD G. FLORENCE, JR., AND WIFE, JOYCE FLORENCE**, (herein referred to as "GRANTORS") do by these presents grant, bargain, sell and convey unto **JAMES E. EDWARDS AND JOHNNIE M. EDWARDS** (herein referred to as "GRANTEEES") for and during their joint lives and upon the death of either of them, then to the survivor, in fee simple, the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

**Lot 476, according to the Final Plat RiverWoods, Fourth Sector, Phase III, as recorded in Map Book 31 page 89, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. A 25 foot building setback line from Park Lake Trace; A 7.5 foot building setback line along the sides of the lot and a 25 foot building setback line along the rear of the lot all as recorded in Map Book 31 page 89 in the Probate Office.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 2002-7338 and Map Book 31 Page 89 in the Probate Office.
3. Right(s) of Way(s) granted to Southern Natural Gas Company by instrument(s) recorded in Instrument No. 2001-54741 in the Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Real 112 page 876; Real 328 page 1; Real 247 page 599 and Real 247 page 636 in the Probate Office.
5. Oil and gas lease recorded in Real 370 page 923 in the Probate Office.
6. This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.
7. Taxes for the year 2011, which are a lien but not yet due and payable until October 1, 2011.

263,150.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

**Richard G. Florence, Jr. is the sole surviving grantee of that certain deed recorded in Instrument Number 2004102000580690; the other grantee, Mary E. Florence, having died on or about June 30, 2008.**

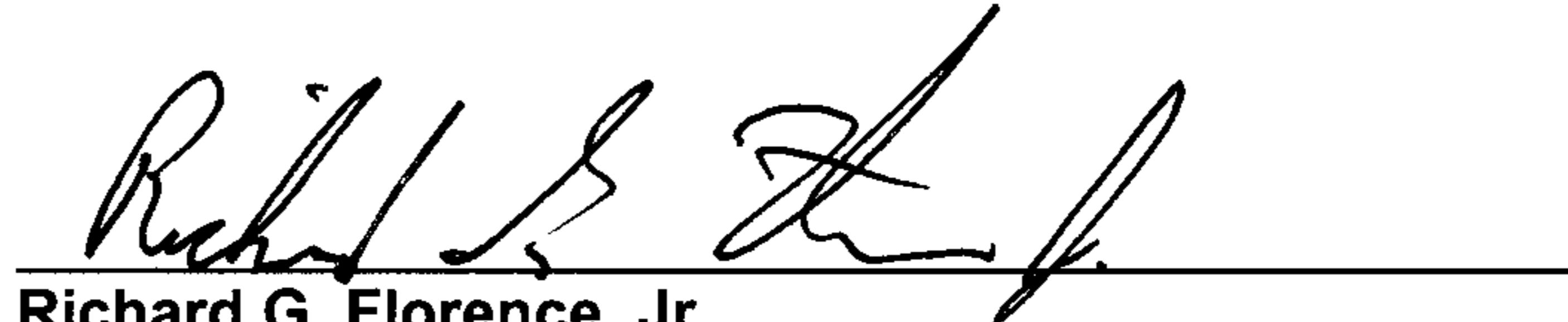
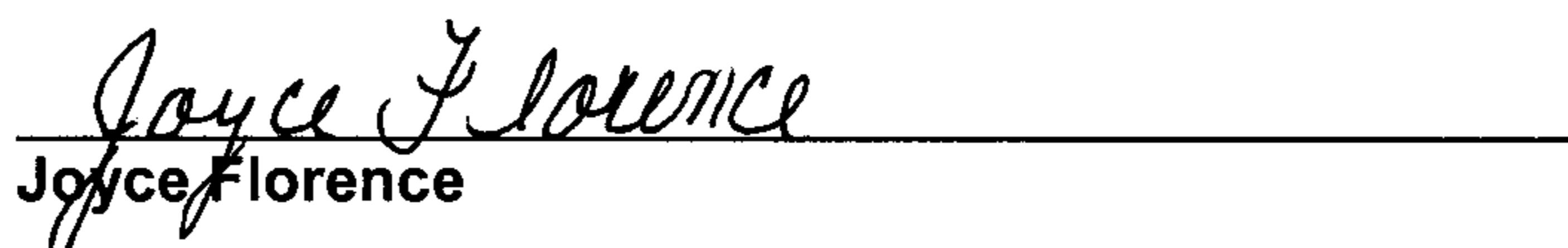
TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.



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And the said GRANTORS do, for themselves, their heirs and assigns, covenant with said GRANTEEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said GRANTEEES, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

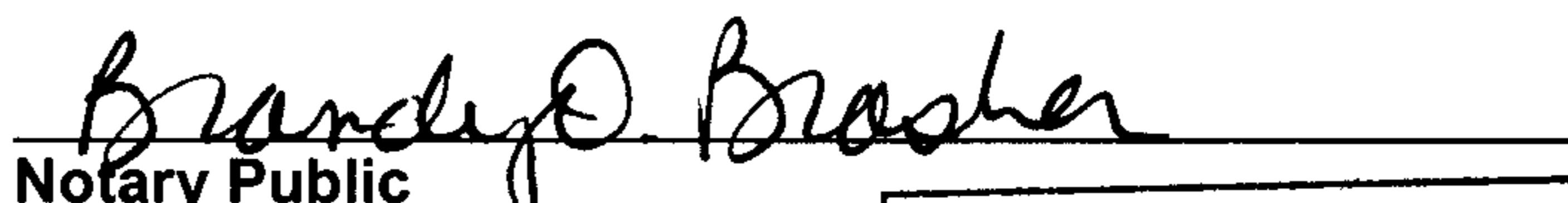
IN WITNESS WHEREOF, the said GRANTORS have set theirs hands and seals this 4 day of November, 2011.

  
Richard G. Florence, Jr.  
  
Joyce Florence

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Richard G. Florence, Jr. and wife, Joyce Florence**, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of November, 2011.

  
Notary Public  
My commission expires BRANDY O. BRASHER  
MY COMMISSION EXPIRES  
FEBRUARY 5, 2012

