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Shelby Cnty Judge of Probate, AL  
11/10/2011 08:00:28 AM FILED/CERT

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Zachary T. Lawson and Julie V. Lawson  
1803 Man-O-War Drive  
Helena, Alabama 35080

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **ONE HUNDRED EIGHTY ONE THOUSAND NINE HUNDRED AND NO/100 (\$181,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **CHAD EPPS and DEBORAH D. EPPS**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **ZACHARY T. LAWSON and JULIE V. LAWSON**, husband and wife, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 74, according to the Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. 40 Foot building line from Man-O-War Drive, as shown on recorded plat.
7. Restrictions appearing of record in Real Volume 111, Page 456
8. Transmission Line Permit to Alabama Power Company by instruments recorded in Deed Book 55, Page 454, and Deed Book 225, Page 224.
9. Rights of way to South Central Bell, as recorded in Book 87, Page 199.
10. Agreement with Alabama Power Company for underground residential distribution, as recorded in Book 157, Page 572.
11. Terms, Agreements, and Right of Way to Alabama Power Company as recorded in Book 157, Page 574.

12. 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 249, Page 355.
13. All side lot lines have a 5 foot utility and drainage easement, all rear lot lines have a 10 foot utility and drainage easement, as stated on recorded plat.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of October 21, 2011.

**GRANTORS:**

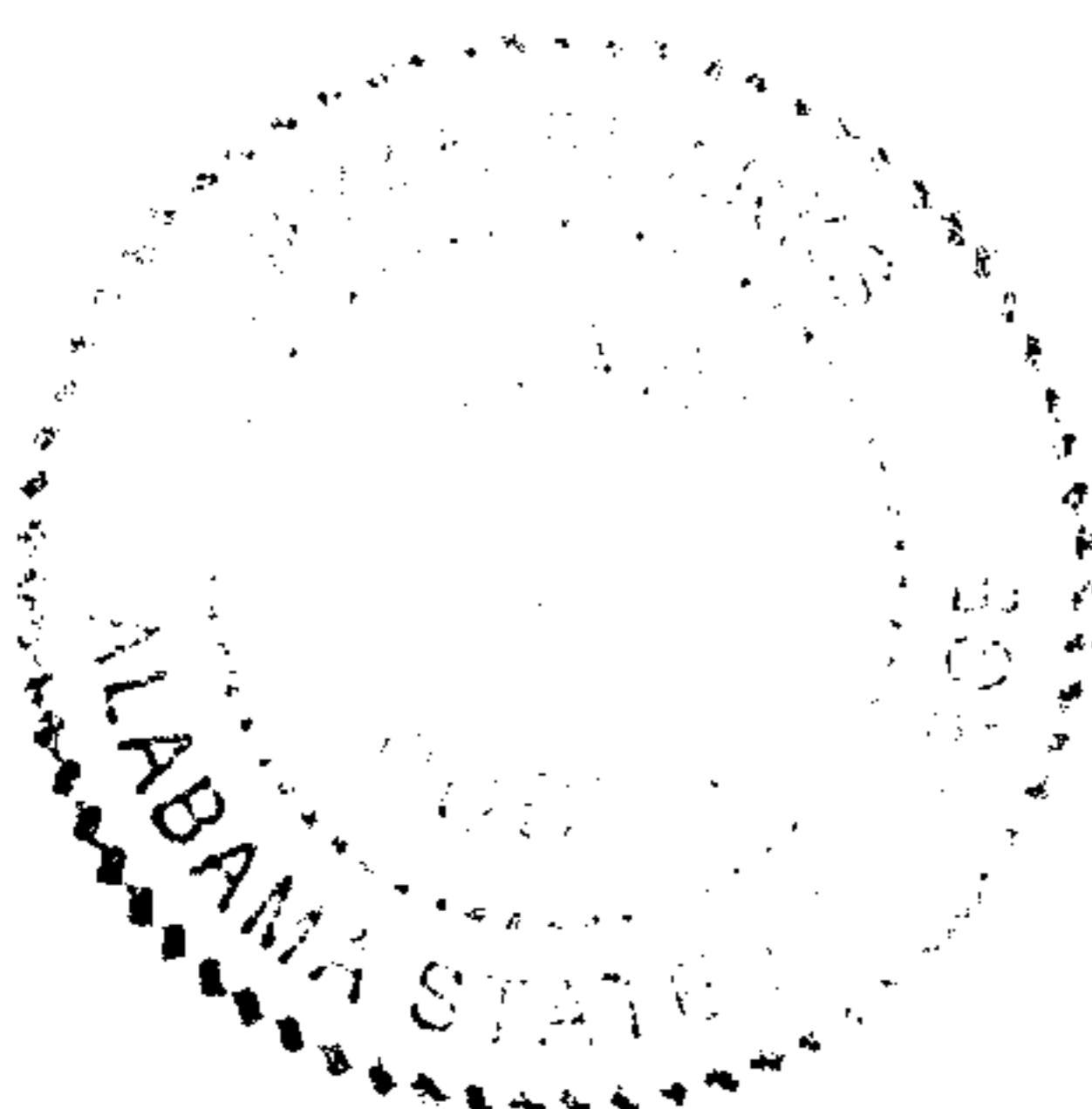
  
Chad Epps

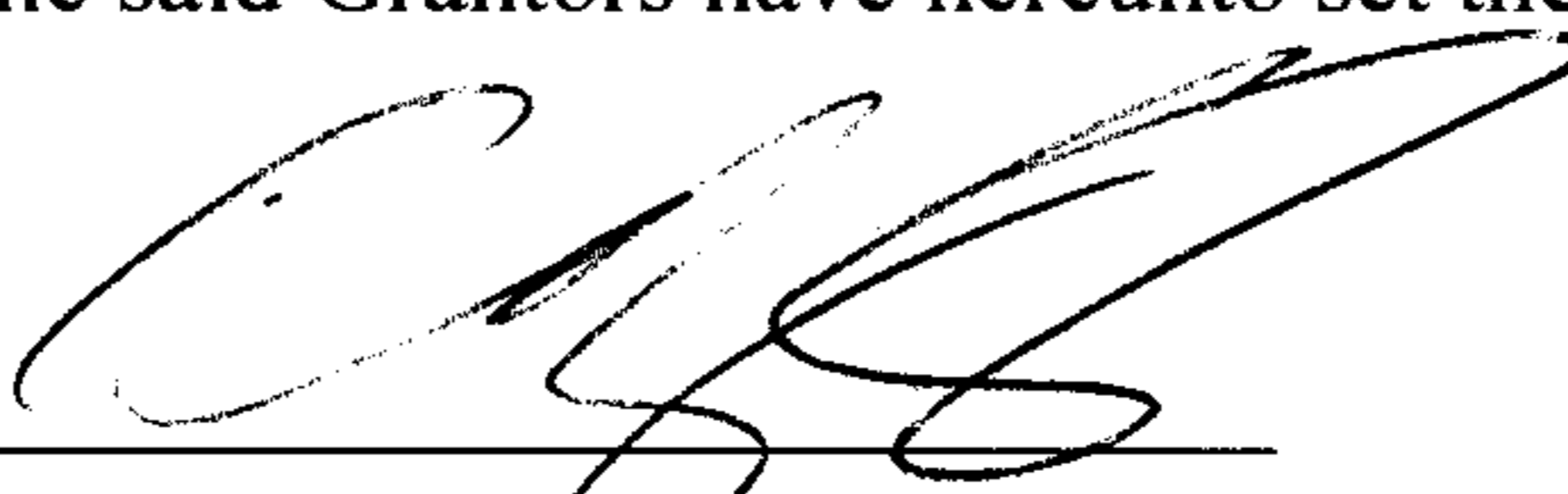
  
Deborah D. Epps

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Seller and Deborah D. Epps, husband and wife, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they/he/she each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of October 11, 2011.



  
C. Ryan Sparks, Notary Public

Shelby County, AL 11/10/2011  
State of Alabama  
Deed Tax: \$36.50

